

Gallery Park

East of NEC Power and Ray

Citizen Participation Report

May 26, 2021

Purpose

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the applicant to inform residents, property owners, and neighborhood associations concerning a Rezoning and Site Plan Review for the approximately 1.1 acres located east of the northeast corner of Power Road and Ray Road between the approved Galley Park Zoning and Site Plan and the canal.

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City's updated COVID guidelines for the citizen participation and neighborhood outreach process for zoning and site plan review cases.

Contacts

Those coordinating the Citizen Participation activities are listed as follows:

Pew & Lake, PLC

1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)

Ralph Pew
ralph.pew@pewandlake.com

VIVO Development Partners

4650 E. Cotton Center Blvd
Suite 200
Phoenix, AZ 85040
(602) 393-9370

Jose Pombo
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dwastchack@vivopartners.com

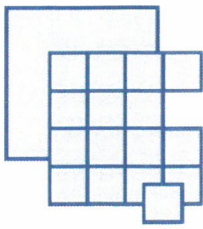
Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. HOAs located within 1,000+ feet from the project.
 - c. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project – Contacts from the City of Mesa said there were no HOAs or neighborhood associations on the city records within these distances.
2. Neighborhood Outreach: on May 11, 2021, a notice letter was mailed to the above contact list that described the proposed request. It provided a project vicinity map, site plan. It also listed the options for contacting the applicant with any questions or comments on the application, and to receive feedback from the applicant. The contact information for Evan Balmer, the staff planner, was also provided on the notice letter. This procedure allowed opportunities for citizens to contact the applicant and obtain information during the rezoning process.
3. To date, no citizens have reached out to the applicant. A summary and outline of any comments and issues provided to the applicant and how the applicant responded to, and addressed, those comments will be submitted to City Staff .
4. Results, Summary of concerns and issues: No issues or comments were raised, and no contact was received from any citizen or stakeholder.
5. For public hearing notice, applicant posted a minimum of one (1) 4' x 4' sign on the property in accordance with City requirements. A notarized document with attached photograph of the sign will be submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map of surrounding property owners
- 3) List of property owners and registered neighborhoods within 1000 ft. of the subject property



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 11, 2021

NEIGHBORHOOD NOTICE OF PROPOSED REZONING

Dear Neighbor:

Together with our client, VIVO Development Partners, we are pleased to provide notice of our application to the City of Mesa for rezoning and development of the approximately 1.1 acres located east of the northeast corner of Power Road and Ray Road between the approved Gallery Park zoning and the canal, which area is outlined in red on the enclosed exhibit. Specifically, we are requesting Rezoning from AD-2 to LC-AF-PAD-CUP, and Site Plan Review. This proposal will add this small portion of land to Gallery Park, a mixed-use development that was approved by the City in 2019. The intention is to develop this property as part of the parking area for Gallery Park.

This letter has been sent to property owners in the area as requested by the City to provide opportunities for surrounding neighbors to share comments on this request that will inform the development process. A copy of the aerial vicinity map and preliminary development plan are enclosed with this letter.

If you wish to contact us with any comments you may have and discuss this request, please contact either myself or Vivo Development Partners, as follows:

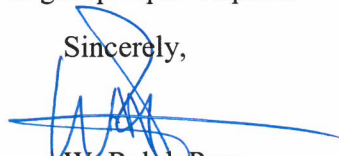
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Jose Pombo: jpombo@vivopartners.com
Devan Wastchak: dwastchak@vivopartners.com

The City of Mesa has assigned this case to Evan Balmer, a member of the Planning Division staff. He can be reached at 480-644-3654 or Evan.Balmer@mesaaz.gov should you have any questions regarding the public hearing process.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

Sincerely,



W. Ralph Pew
PEW & LAKE, PLC

Enclosures

Aerial Vicinity Map



**Property Owners 1,000+ Feet
East of NEC Ray Road & Power Road**



Property Owners, 1,000+ Feet
Ray Road East of Power Road

Owner	Address	City	State	Zip
AEI ARIZONA OZ FUND LLC	11100 SANTA MONICA BLVD STE 260	LOS ANGELES	CA	90025-6695
ALI ADVISOR INC	2999 N 44TH ST NO 100	PHOENIX	AZ	85018
BC PICO LLC/DRIVE PICO LLC/AUTOMATIC PROPERTIES LLC	11601 SANTA MONICA BLVD	LOS ANGELES	CA	90025
CACTUS GROVE PROPERTIES LLC	1701 S MILL AVE	TEMPE	AZ	85281
DICKERSON ZACHARY	32624 N RUGOSA RD	QUEEN CREEK	AZ	85142
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY 71B LLC	4942 S 71ST ST	MESA	AZ	85212-6436
GATEWAY CORNER HOLDINGS LLC	7515 E 1ST ST	SCOTTSDALE	AZ	85251
GATEWAY HOSPITALITY GROUP LLC	7255 E HAMPTON AVE NO 122	MESA	AZ	85209
GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142
GW-SLB LLC	333 N WILMONT RD NO 227	TUCSON	AZ	85711
HZ PROPS RE LTD	4415 HIGHWAY 6	SUGAR LAND	TX	77478
KESTNER JOSEPH A	PO BOX 67523	PHOENIX	AZ	85082
MESA 18 LP	720 3RD ST NO E	SASKATOON	SK	S7H1M3
MESA HOTEL PARTNERS LLC	2520 E UNIVERSITY DR STE 103	TEMPE	AZ	85281
MGW BUILDING LLC	4144 W SUNSET RD	LAS VEGAS	NV	89118
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG 41	MESA	AZ	85206-5219
PHX-MESA GATEWAY AIRPORT 193 LLC	5353 N 16TH ST	PHOENIX	AZ	85016
POWER & RAY LLC	PO BOX 130156	CARLSBAD	CA	92103
POWER 202 MIXED-USE LLC	4650 E COTTON CENTER BLVD SUITE 200	PHOENIX	AZ	85040
POWER ROAD GP STV LLC	525 W 21ST ST	TEMPE	AZ	85282
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
RRCCN OWNERS ASSOCIATION	2999 N 44TH ST STE 500	PHOENIX	AZ	85018
TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
TRIANGLE TRUST/STROSCHE INVESTMENTS LLC	32101 COOK LN	SAN JUAN CAPISTRANO	CA	92675
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
WAL MART STORES INC	1301 SE 10TH ST	BENTONVILLE	AR	72716-0535
WILLIAM E CLARK JR AND EVELYN J CLARK FAM TR	P O BOX 182571	COLUMBUS	OH	43218