

KITCHELL BUSINESS PARK

Citizen Participation Plan

Site Plan Review and Design Review Narrative

NWC of Elliot Road and 94TH Place



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 a Site Plan Review (SPR) and Design Review (DR) for the development of new employment / industrial business park. The subject site is comprised of roughly 14-acres located at the northwest corner of Elliot Road and 94th Place (the "Property"). See 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

Adam Baugh
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: George@witheymorris.com

III. Contact List

Parties affected by the applications may include properties owners within 500-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 SPR / DR applications will be notified of the application through an informational mailing to be sent in August. 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.

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.

When the SPR / DR application is scheduled for consideration by the Planning & Zoning Commission, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

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.

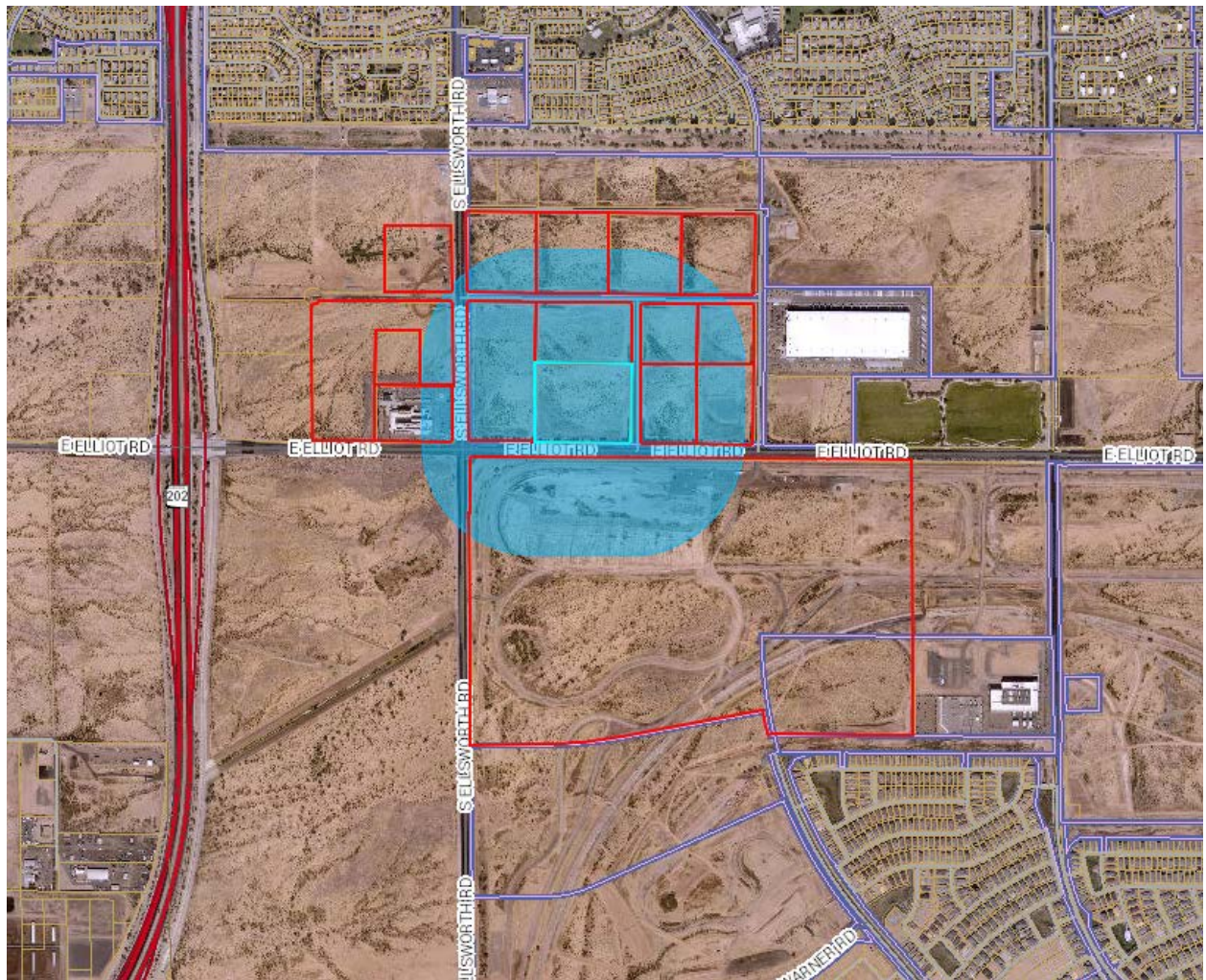
VII. Inquiries

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

VIII. Schedule for Implementation (Please note this schedule includes some information regarding the concurrent PAD case as and FYI of additional public outreach)

1. SPR / DR Submittal	Mid-July
2. DR/SPR notification letters	August
3. DR hearing notification letters	Aug/Sept
4. DR Design Review Board hearing	Sept/Oct
5. PAD/SPR Planning & Zoning notifications	October
6. PAD/SPR/DR Planning & Zoning Board hearing	November
7. PAD/SPR/DR City Council hearing	December

Map of Property Owners within 1,000 ft



Parcel Number	Owner	Property Address	Mailing Address
304-03-016M	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE SAN DIEGO CA 92111
304-03-846F	MPT OF MESA-ELLSWORTH AD LLC	9116 E ELLIOT RD MESA 85212	1000 URBAN CENTER DR 501 BIRMINGHAM AL 35242
304-03-846G	DIGNITY HEALTH		1955 W FRYE RD CHANDLER AZ 85224
304-03-846J	EL DORADO ELLIOT 128 LLC		8501 N SCOTTSDALE RD SUITE 120 SCOTTSDALE AZ 85253
304-04-914	SUNBELT LAND HOLDINGS LP	3321 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-04-915	SUNBELT LAND HOLDINGS LP	9335 E PRAIRE AVE MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-04-916	SUNBELT LAND HOLDINGS LP	9433 E PRAIRE AVE MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-04-917	SUNBELT LAND HOLDINGS LP	9531 E PRAIRE AVE MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-04-923	EL COYOTE - RT LLC/EL COYOTE- JLHT LLC	3501 S ELLSWORTH RD MESA 85212	PO BOX 4999 BREMERTON WA 98312
304-04-924	SOUTHWEST GAS CORPORATION	3428 S 94TH PL MESA 85212	5241 SPRING MOUNTAIN RD LAS VEGAS NV 89150
304-04-925	MESA GROWTH PROPERTIES LLC	3524 S 94TH PL MESA 85212	9920 S RURAL RD SUITE 108-16 TEMPE AZ 85284
304-04-926	MESA GROWTH PROPERTIES LLC	3525 S 94TH PL MESA 85212	9920 S RURAL RD SUITE 108-16 TEMPE AZ 85284
304-04-927	SUNBELT LAND HOLDINGS LP	3429 S 94TH PL MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-04-928	SUNBELT LAND HOLDINGS LP	3430 S 96TH ST MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-04-929	MESA GROWTH PROPERTIES LLC	3536 S 96TH ST MESA 85212	9920 S RURAL RD SUITE 108-16 TEMPE AZ 85284
304-31-002M	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum
Eastridge HOA	Tom	Pielach	8529	E	Portobello	Cir	
Arizona Skyline Community Association	Michelle	Hodges	9124	E	Plata	Ave	
Eastridge HOA	Mike	Nielson	8737	E	Obispo	Ave	
Augusta Ranch HOA	Kamin	Havens	2401	S	Lansing		
Augusta Ranch HOA	Monte	McCall	2256	S	Faith		
Eastmark	Suzanne	Walden-Wells	10100	E	Ray	Rd	
Santa Rita Ranch	Shannon	Rowe	4645	E	Cotton Gin Loop		
Santa Rita Ranch	Kevin	Drake	3144	S	Sabrina	Cir	

HOA Name	Corp Comm Link
Arizona Skyline	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10267619
Eastmark	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004
Mesquite Canyon	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08523046
Santa Rita Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08517316
Augusta Ranch	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08260989
Village at San Tan Townhomes	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12690471

City	State	Zip
Mesa	AZ	85212
Mesa	AZ	85212
Mesa	AZ	85212
Mesa	AZ	85209
Mesa	AZ	85209
Mesa	AZ	85212
Phoenix	AZ	85040
Mesa	AZ	85212

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