

Citizen Participation Report

For

Fat Cats Mesa

Longbow Marketplace

SWC Recker Road and Loop 202

Property Owner and Applicant:

FC Mesa, LLC 2989 West Maple Loop Dr, Suite 100, Lehi UT 84043

Contact: Rob Friend robmfriend@gmail.com

Architect:

TK Architects 1100 Main St, Suite 2200, Kansas City, MO 64105 Contact: Drew Yarnell and Chad Philhour

Prepared:

August 11, 2018

CITIZEN PARTICIPATION FINAL REPORT

Longbow Marketplace

Fat Cats Mesa

SWC Recker Road and Loop 202

Site Plan and Design Review Applications

PROJECT DESCRIPTION

Fat Cats Mesa, LLC recently applied for site plan and design review approvals to construct a Fat Cats family entertainment center on approximately 7.3 acres at Longbow Marketplace on the southwest corner of Recker Road and Loop 202. Fat Cats is looking to open this location in 2019.

The Site Plan and Design Review requests are being filed concurrently.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Mesa Zoning Ordinance (Section 11-67-3 Citizen Participation). As prepared, the Final Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the Ordinance, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- On July 30, 2018, Fat Cats mailed the required Neighborhood Meeting Notification/Invitation letter. There were a total of 141 letters mailed to: all property owners within 1,000-feet of the subject site (as provided by the Maricopa County Assessor data base), all registered neighborhood associations within one mile of the project (as provided by the Planning Department), all HOAs within 1,000-feet of the subject site (as provided by the Planning Department), the City Council District's office, and the Planning Department, to advise them of the proposed Site Plan and Design Review applications and to notify them of the neighborhood meeting to discuss the applications.

- The full list of adjacent property owners, registered neighborhood associations, all HOAs within 1,000-feet, the City Council office, and the Planning Department, along with assessor's map exhibit which shows which property owners that were notified is provided in the Appendix.
- The letter invited residents to attend a neighborhood meeting located at 1129 S Oakland Suite 101, Mesa on Thursday, August 9, 2018 @ 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included a site plan (see Appendix).
- The neighborhood meeting letter also included the applicant's contact information, such as address, phone, and fax number, so if anyone wanted to express comments or issues, they could also do so by calling the applicant.

Neighborhood Meeting

- The neighborhood meeting was held on Thursday, August 9, 2018 @ 7:00 PM to inform those in attendance of the proposed applications. Six persons attended the meeting and they registered their attendance on the sign-in sheet (see Appendix). Several of the attendees indicated that they live in the subdivision to the east (across Recker) of the subject site. One attendee indicated that she lives south of the subject site in the Apache Wells neighborhood.
- The neighborhood meeting was set up in an open house format. The exhibits shown at this meeting included a site plan, the adjacent site plan, and building elevations for Fat Cats. Presentation materials were shown on the screen, and then provided in hard copy to all participants.
- Rob Friend of the development team attended the meeting to provide detailed information about the project and answer questions.
- The attendees were very supportive of the application and glad to see that a Fat Cats is coming to the area. The questions from the various attendees at the neighborhood meeting included:

Questions/Comments:	Response:
Several attendees commented that they support the application and are glad to see that Fat Cats is coming soon.	Thank you.
One homeowner expressed his concern with making sure that all RTU units are screened and not visible from the street	All RTU units will be screened as outlined by City ordinance
One homeowner expressed his concern with making sure that customers are directed to exit via Longbow Parkway instead of via Recker Rd, where too many people are taking a right and then making a U-turn at the Longbow Parkway light	The natural exit point for Fat Cats customers will be at Longbow Parkway. Two ingress/egress access points will provide good traffic flow and allow customers to use Longbow Parkway to exit out to Recker Rd.
The Apache Wells homeowner asked if there will be any noise from outdoor music or eating areas	Fat Cats will not have music in the parking lot, or outside of the building. There are no outdoor eating areas.

APPENDIX

1. Neighborhood Meeting Sign-In Sheet
2. Neighborhood Meeting Notification Letter
3. 1,000-feet Property Ownership Map
4. 1,000-feet and Interested Parties mailing list

SIGN-IN SHEET
Fat Cats Mesa
Neighborhood and Interested Parties Meeting

Thursday, August 9, 2018
 1129 S Oakland Suite 101
 Mesa, AZ 85206

NAME	ADDRESS/CITY/ZIP	PHONE & EMAIL
SANDY Vitale	3116 N. OLYMPIC	Azcactusgreen@yahoo.com 602.918.1058
Dina Niekirk	6050 E. Palm St	NIEKIRK@BUILDERSGUILD.COM 480-815-3162
Carmella Staley	THE WILKINS #343 8735 E. McDowell	ME SA AZ 602-828-1788
RANDY ROSTRON	3140 N. OLYMPIC	
DINA HIGGINS	650 N. HAWES, #2870	DINA@DINAHIGGINS.COM 480-577-1575
KEVIN WATTS	6040 E Portia Circle 85207	Kwattsaz@gmail.com

**FC Mesa, LLC (Fat Cats Family Entertainment)
2989 West Maple Loop Drive, Suite 100
Lehi, Utah 84043
(801) 753-9045**

**INVITATION TO
NEIGHBORHOOD MEETING**

Re: Proposed Fat Cats Family Entertainment center, west of the Northwest Corner of Recker Road and Longbow Parkway in Mesa, Arizona

Dear Property Owner:

The purpose of this letter is to invite you to a neighborhood meeting of a proposed Fat Cats Family Entertainment center west of the Northwest Corner of Recker Road and Longbow Parkway in Mesa, Arizona. This meeting will be held on August 9, 2018 from 7:00pm – 8:30pm at 1129 S Oakland, Suite 101, Mesa, Arizona 85206. The developer of the project is FC Mesa, LLC. As you may know, this land is already zoned for commercial development.

FatCats was founded 17 years ago in Salt Lake City, UT and has now grown to locations in Utah, Idaho, Colorado and Gilbert, Arizona. The concept has evolved over the years from a bowling center to a full family entertainment center with multiple forms of indoor family entertainment. Fat Cats Mesa is anticipated to include:

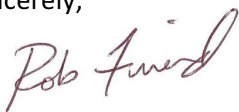
- 8 recline and dine movie theaters with fully reclining seats and reserved seating
- 20 lane modern bowling alley with arcade
- Fat Cats Grill featuring pizza, salads, burgers, sandwiches, and alcoholic beverages
- A 9 hole glow-in-the-dark miniature golf experience
- Virtual Reality and Party rooms

The details of this neighborhood meeting are as follows:

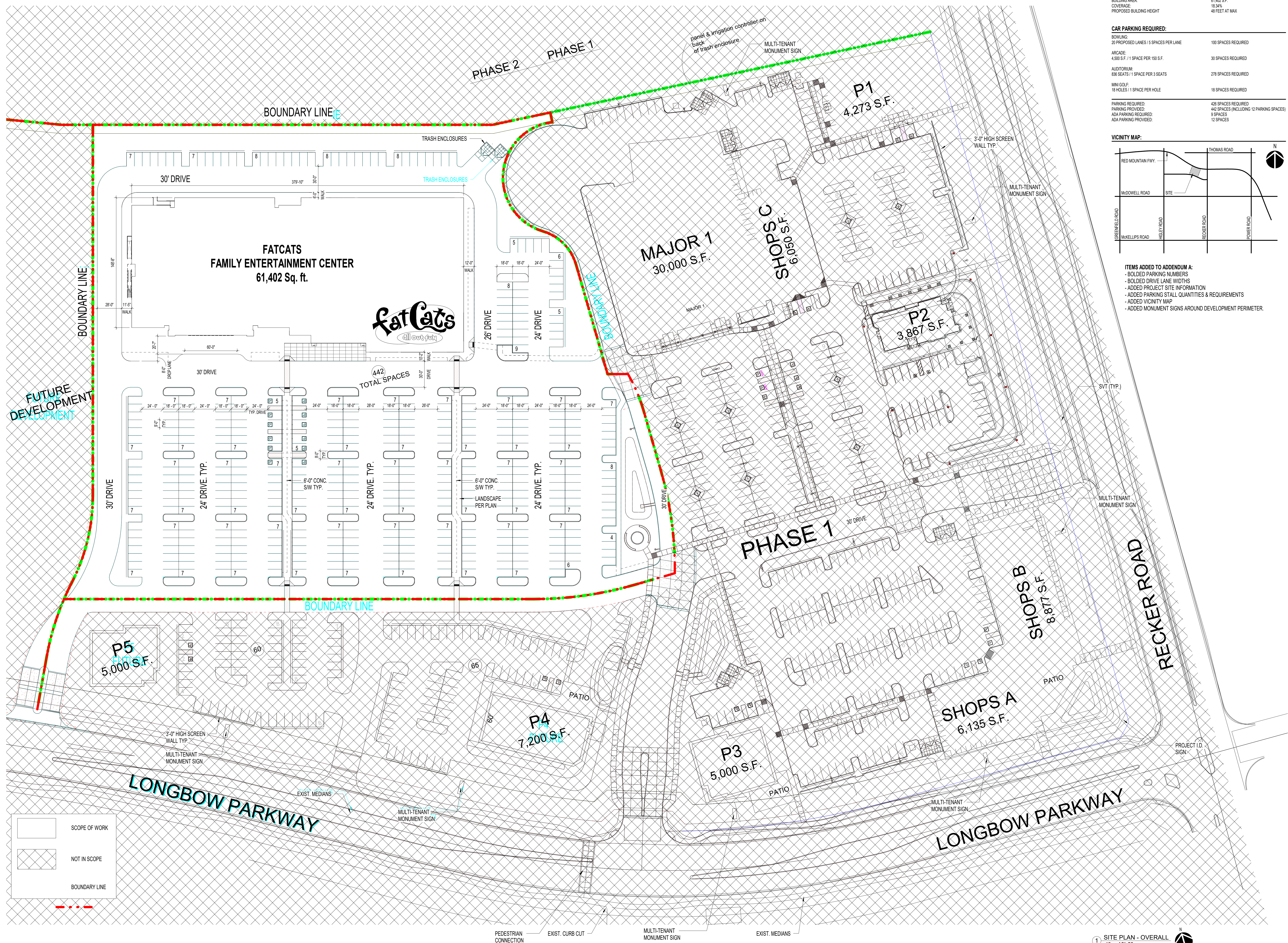
**Fat Cats Family Entertainment Mesa - Neighborhood Meeting
Thursday, August 9, 2018
7:00 pm – 8:30 pm
1129 S Oakland, Suite 101, Mesa, Arizona 85206**

We look forward to seeing you there. A copy of the draft site plan is attached to this letter. If you have any questions regarding this request prior to the neighborhood meeting, please contact Rob Friend at (480) 707-3944.

Sincerely,



Rob Friend



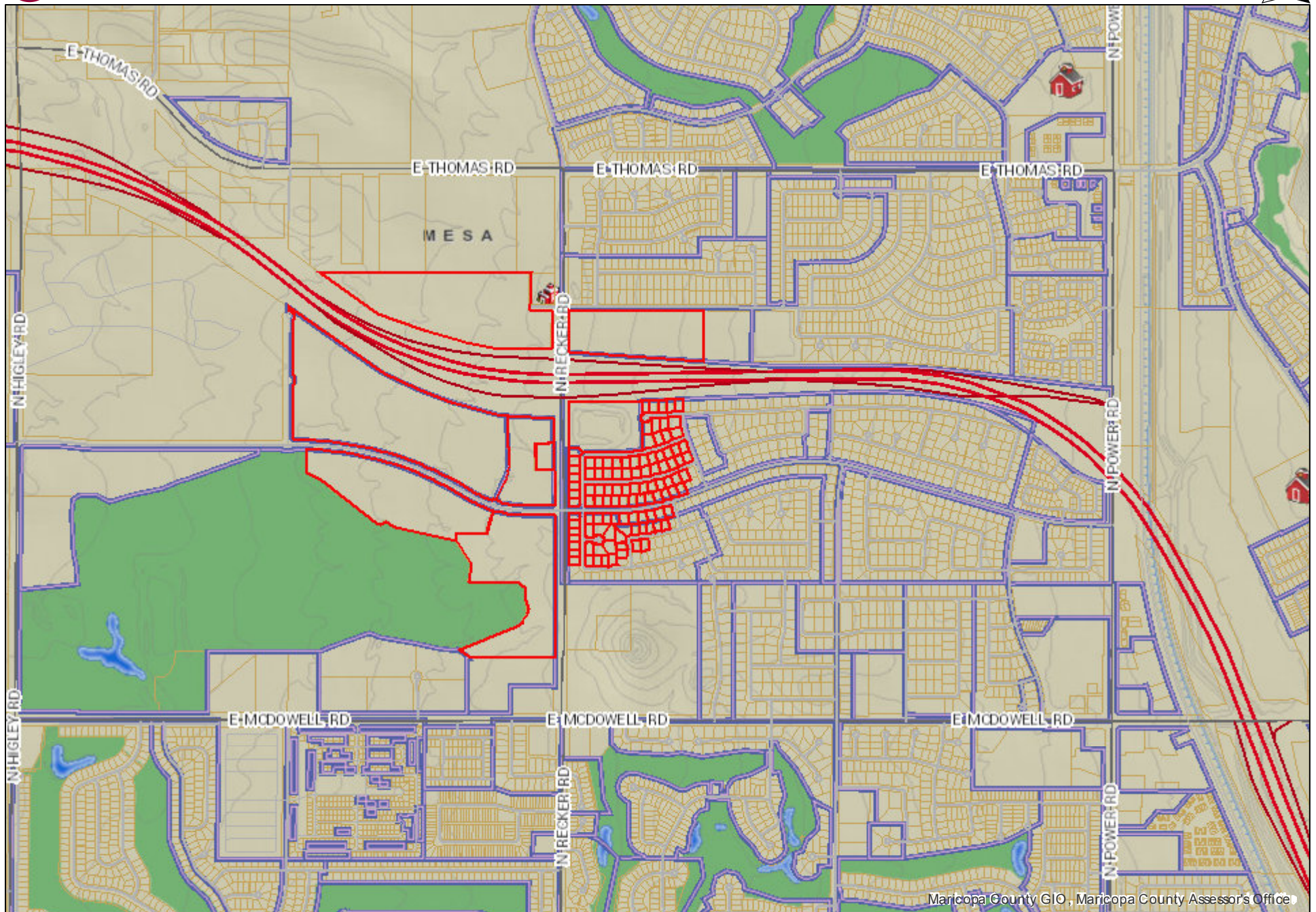
PROJECT DATA:	
ZONING:	LC
APN#	141-41-020
SITE AREA	334,765 S.F.
BUILDING AREA	61,402 S.F.
COVERAGE	18.34%
PROPOSED HEIGHT	48 FEET AT MAX
 CAR PARKING REQUIRED:	
BOWLING:	
20 PROPOSED LANES / 5 SPACES PER LANE	100 SPACES REQUIRED
ARCADE:	
4,590 S.F. / 1 SPACE PER 150 S.F.	30 SPACES REQUIRED
AUDITORIUM:	
836 SEATS / 1 SPACE PER 3 SEATS	278 SPACES REQUIRED
MINI GOLF:	
18 HOLES / 1 SPACE PER HOLE	18 SPACES REQUIRED
 PARKING REQUIRED:	
ADULT PARKING REQUIRED:	428 SPACES REQUIRED
ADA PARKING REQUIRED:	442 SPACES (INCLUDING 12 PARKING SPACES)
ADA PARKING PROVIDED:	9 SPACES
	12 SPACES

TK
ARCHITECTS
INTERNATIONAL

FATCATS MESA ARIZONA
5740 E LONGBOW PARKWAY
MESA, AZ 85215



Map



<u>Owner</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Alan Dorman	3537 N Diego	Mesa	AZ	85215
Jan Pond	3506 N Arabella	Mesa	AZ	85215
David Eich	6546 E Regina	Mesa	AZ	85215
Judy Teague	2223 N 56th St	Mesa	AZ	85215
Annie Colegrove	2223 N 56th St	Mesa	AZ	85215
Richard Cummings	5735 E McDowell Rd 5	Mesa	AZ	85215
Don DeBaca	4710 E Falcon Dr 205	Mesa	AZ	85215
Lothaire Bluth	2610 E University	Mesa	AZ	85213
Nicole MacFarlane	6122 E Quartz Cir	Mesa	AZ	85215
Mike Turner	6305 E Presidio	Mesa	AZ	85207
Kim Sheley	201 S Greenfield Rd	Mesa	AZ	85206
Richard Fontinel	5902 E Nance St	Mesa	AZ	85215
Sherry Brooks	5830 E Nance St	Mesa	AZ	85215
Sandy Moreno	5942 E Nance St	Mesa	AZ	85215
Traci Hill-Vandagriff	2513 N Sea Pines St	Mesa	AZ	85215
Keith Burns	6307 E Mills	Mesa	AZ	85205
Linda Marie Perreault	3337 N Miller Rd 105	Scottsdale	AZ	85251
Camelot Property Owners Association	150 E Alamo Dr #3	Chandler	AZ	85225
Ironwood at Red Mountain	7255 E Hampton Ave Suite 101	Mesa	AZ	85209
Loma Villa	1850 E Northrop Blvd #140	Chandler	AZ	85286
Mesa Desert Heights	6425 E Omega St	Mesa	AZ	85215
Red Mountain Ranch	4710 E Falcon Dr 205	Mesa	AZ	85215
The Wells	5735 E McDowell Rd	Mesa	AZ	85215
Villa Royale	7255 E Hampton Ave Suite 101	Mesa	AZ	85209
Apache Wells	2223 N 56th St	Mesa	AZ	85215
Regency at Ridgeview Estates	PO Box 6689	Glendale	AZ	85312
City of Mesa Attn: Lesley Davis	55 N CENTER ST, FIRST FLOOR	MESA	AZ	85201
EAST ANGEL PROPERTIES LLC	PO BOX 30130	MESA	AZ	85275
DOVER ASSOCIATES LLC Attn: Bob McNichols	4148 N ARCADIA DR	PHOENIX	AZ	85018-4302
DOVER ASSOCIATES LLC	4148 N ARCADIA DR	PHOENIX	AZ	85018-4302

DOVER ASSOCIATES LLC	4148 N ARCADIA DR	PHOENIX	AZ	85018-4302
IN-N-OUT BURGERS	13502 HAMBURGER LN	BALDWIN PA	CA	91706
Longbow CAS LLC Attn: Rob Schramm	1701 E HIGHLAND AVE SUITE 100	PHOENIX	AZ	85016
RED MOUNTAIN COMMUNITY CHURCH	6101 E VIRGINA	MESA	AZ	85215
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
WASHINGTON CHRISTOPHER J/NANNETTE A	6154 E QUARTZ CIR	MESA	AZ	85215
DECKER JEROME J/EMMA J TR	6146 E QUARTZ CIR	MESA	AZ	85215
BABKA PATRICIA MAE TR	6138 E QUARTZ ST	MESA	AZ	85205
BAYLESS MARTY R/JANICE L	6130 E QUARTZ CIR	MESA	AZ	85215
MACFARLANE SCOTT D/NICOLE M	6122 E QUARTZ ST	MESA	AZ	85205
AIREY BARBARA V TR/AIREY ROBERT E	6123 E QUARTZ ST	MESA	AZ	85215
ANDRES SPEROS JAMES/MARTHA PERRIN	6131 E QUARTZ ST	MESA	AZ	85205
CHAMBLIN RUSH	6139 E QUARTZ CIR	MESA	AZ	85215
PARIZEK DUANE M TR	6147 E QUARTZ CIR	MESA	AZ	85215
TINNEL JOHN G/DENISE A	6160 E QUINCE ST	MESA	AZ	85205
LESLIE LANCE B/BONNIE JO TR	6148 E QUINCE ST	MESA	AZ	85205
BAILEY EDDIE RAY/JULIE ANN	6140 E QUINCE ST	MESA	AZ	85215
EVANS STEVEN T	6128 E QUINCE STREET	MESA	AZ	85205
BAKER DAVID	6027 E QUINCE ST	MESA	AZ	85215
CHERNOV SHELDON A/ADRIENNE FRANCES	6035 E QUINCE ST	MESA	AZ	85215
REDEL FAMILY TRUST/SHARMA CAROL A	6043 E QUINCE ST	MESA	AZ	85215
JARVIS KEVIN D/DANIELLE M	2758 E JUANITA AVE	MESA	AZ	85204
ZANONI LINDA/ROBERT B	6063 E QUINCE ST	MESA	AZ	85215
JACQUELINE SUE CHRISTOFF LIVING TRUST	6105 E QUINCE ST	MESA	AZ	85215
LANTZ ERIK SANDLER	6117 E QUINCE ST	MESA	AZ	85215
CARREON FAMILY LIVING TRUST	6125 E QUINCE ST	MESA	AZ	85215
JOHN LOMBARDI AND GILDA T LOMBARDI REV LIV TR	6133 QUINCE ST	MESA	AZ	85215
FOLEY PATRICK J	6145 E QUINCE ST	MESA	AZ	85215
KALB JOHN T/EVELYN J	6151 E QUINCE ST	MESA	AZ	85215
FLAKE TAMMY K	6159 E QUINCE ST	MESA	AZ	85215
HEATH ALEX III/KATHLEEN J	6162 E PRESIDIO ST	MESA	AZ	85205

ALMAND KAREN A/GEORGE W/SHIRLEY A	6154 E PRESIDIO ST	MESA	AZ	85215
SANDOVAL STEWART A/BOITANO-SANDOVAL REGINA TR	6146 E PRESIDIO ST	MESA	AZ	85215
SPRINGER DARWIN/JUDY C	6134 E PRESIDIO ST	MESA	AZ	85215
COCHRAN JACK D/BARKER BONNIE M	6126 E PRESIDIO	MESA	AZ	85215
CHENOWETH RONALD DALE	6118 E PRESIDIO ST	MESA	AZ	85215
STEELE CAMPBELL TRUST	6106 E PRESIDIO ST	MESA	AZ	85215
PIXLEY CHRIS P/MONICA E	6064 E PRESIDIO ST	MESA	AZ	85215
CIAVOLELLA THOMAS/KAREN	6052 E PRESIDIO ST	MESA	AZ	85215
ORTMANN ROBERT F	6044 E PRESIDIO ST	MESA	AZ	85215
CSH PROPERTY ONE LLC	8665 E HARTFORD DR SUITE 200	SCOTTSDALE	AZ	85255
TABB SHAWN ROBERT/GAIL ANNE	6028 E PRESIDIO ST	MESA	AZ	85215
WEST MARK M	6029 E PRESIDIO ST	MESA	AZ	85215
PRZEKURAT MIA R	6037 E PRESIDIO ST	MESA	AZ	85215
ARANDA JESUS M	6045 E PRESIDIO ST	MESA	AZ	85215
PRESIDIOCOKE L L C	417 W CLARK ST	MESA	AZ	85021
KOCHMANN ROBERT WILLIAM	6061 E PRESIDIO ST	MESA	AZ	85215
MACIAS JORGE	20237 E CAMINA BUENA VIS	QUEEN CREE	AZ	85242-6283
TOLLEFSON KRISTIN ANN	6111 E PRESIDIO ST	MESA	AZ	85215
GRIFFIN JONNATHAN W/KIMBERLY A	6119 E PRESIDIO ST	MESA	AZ	85215
DOUGLAS J MATHEWS AND NICKI L MATHEWS TRUST	6127 E PRESIDIO ST	MESA	AZ	85215
COX WILLIAM JR/CATHARINE	6135 E PRESIDIO ST	MESA	AZ	85215
SWANSON DIANE L	6143 E PRESIDIO ST	MESA	AZ	85205
GELLHAUS JON D/LEESA-LYNNE J	6151 E PRESIDIO DR	MESA	AZ	85205
GARCIA ALFREDO/DELGADO-GARCIA CONNIE R	6148 E PRESTON ST	MESA	AZ	85215
PASQUALE SCOTT/LAURA	6140 E PRESTON ST	MESA	AZ	85215
BRAATEN JOHN M/JULIE K TR	6134 E PRESTON ST	MESA	AZ	85215
REESE SANDRA E	6126 E PRESTON ST	MESA	AZ	85215
MAYO DAVID J/ LYNNANN	6118 E PRESTON ST	MESA	AZ	85215
LUNA MARIA M	6110 E PRESTON ST	MESA	AZ	85215
REVELLA DUSTIN S/HARTLE BRIDGET	6102 E PRESTON ST	MESA	AZ	85215
PIERCE DOROTHY C TR	6062 E PRESTON ST	MESA	AZ	85215

OCONNOR CAMI	6050 E PRESTON ST	MESA	AZ	85215
SPEAR LINDA K	6042 E PRESTON ST	MESA	AZ	85215
BENNIS ROBERT G/SANDRA A	6034 E PRESTON ST	MESA	AZ	85205
HUNZIKER STACY L	6026 E PRESTON ST	MESA	AZ	85215
SCORESBY INVESTMENTS LLC	2625 N 24TH ST UNIT 28	MESA	AZ	85213
NICCUM ASTANA LIVING TRUST	1562 S MARGATE ST	CHANDLER	AZ	85286
ROSTRON FAMILY TRUST	3140 N OLYMPIC ST	MESA	AZ	85215
RITA IRREVOCABLE TRUST	3242 N 90TH ST	MESA	AZ	85207
YOUNG PHYLLIS J TR	PO BOX 31827	MESA	AZ	85275
VITALE FRANK/SANDRA K TR	3116 N OLYMPIC	MESA	AZ	85215
BARBER M EARL/DEBORAH K	3108 N OLYMPIC	MESA	AZ	85215
MALLETT GARY G/LINDA R	6139 E PRESTON ST	MESA	AZ	85215
CARTMELL WILLIAM D	6131 E PRESTON ST	MESA	AZ	85215
HONEYCUTT GARY T	6123 E PRESTON ST	MESA	AZ	85215
BERGLUND DONALD A/GEORGENE H TR	23500 CRISTO REY DR UNIT 324E	CUPERTINO	CA	95014
KEMPKER GERTRUDE TRUST	6107 E PRESTON ST	MESA	AZ	85215
BUTLER GARY/NANCY J	6065 E PRESTON ST	MESA	AZ	85205
HILDEBRANT GERALD M/VELMA J	6057 E PRESTON ST	MESA	AZ	85215
JEAN L BOWEN TRUST	6049 E PRESTON ST	MESA	AZ	85215
POTTS MARTIN Q	6041 E PRESTON ST	MESA	AZ	85215
GREGG CONNI M	6033 E PRESTON ST	MESA	AZ	85215
TINO MENLO LLC	2524 N SAFFRON	MESA	AZ	85215
WATTS KEVIN K/PAMELA S	6040 E PORTIA CIR	MESA	AZ	85215
RICHARD L DELGADO AND JILL M DELGADO TRUST	6046 E PORTIA CIR	MESA	AZ	85215
SCOTT R KENWRIGHT AND GLORIA G KENWRIGHT TR	6045 E PORCIA CIR	MESA	AZ	85215
CLARK CHARLES J/LINDA E	6039 E PORTIA CIR	MESA	AZ	85215
BARRETT MICHAEL E/NUCKOLS CINDY F	6031 E PORTIA CIR	MESA	AZ	85215
CARLTON AMELIA H	3062 N OLYMPIC ST	MESA	AZ	85215
SUDOL TIM	3056 N OLYMPIC ST	MESA	AZ	85215
RIEDMILLER JEFFREY	3048 N OLYMPIC ST	MESA	AZ	85215
MASON FAMILY LIVING TRUST	3040 N OLYMPIC	MESA	AZ	85215-1545

HOFFMAN R TODD	3034 N OLYMPIC	MESA	AZ	85215
KIEFFER RICHARD G/MARTIN TRACI NOEL	3026 N OLYMPIC	MESA	AZ	85215
WHITACRE LYNN/MYERS KATHLEEN A	3020 N OLYMPIC	MESA	AZ	85215
SARAH A GEORGE TRUST/CYNTHIA D HAINES TRUST	6107 E PORTIA ST	MESA	AZ	85215
HAMEL FAMILY LIVING TRUST	6113 E PORTIA ST	MESA	AZ	85215
JANET LEE NARDUZZI TRUST	3336 N 91ST ST	MESA	AZ	85207
GUERRA JONATHAN L/GRIBBON-GUERRA JESSICA F	6128 E PORTIA ST	MESA	AZ	85215
KERSTEN CONNIE J	6120 E PORTIA ST	MESA	AZ	85215-1580
BOSTWICK CHARLENE J	6114 E PORTIA ST	MESA	AZ	85215
ROWE RICHARD/MARGARET M	6108 E PORTIA ST	MESA	AZ	85215
VILLARREAL DAVID JR/PEGGY A	6102 E PORTIA ST	MESA	AZ	85215
SELBY STEVEN MICHAEL/ELIZABETH HERNANDEZ	3046 N DORAL	MESA	AZ	85215
COPLEN LARRY E/JANICE F	PO BOX 22203	MESA	AZ	85277
OESCH FAMILY TRUST	3030 N DORAL	MESA	AZ	85215
NIKRANT NICHOLAS J/HELENA M	6050 E PALM ST	MESA	AZ	85205
HILL MEGAN	6042 E PALM ST	MESA	AZ	85215
ELROY AND KATHERINE FOSSUM TRUST	6036 E PALM ST	MESA	AZ	85215
TROCKLEY GARY A/LAUREN J	6030 E PALM ST	MESA	AZ	85215