

Preliminary Citizen Participation Report for KRAF Burger King at Ellsworth & Pecos

Date: March 5, 2019

Contact:

Bob Hansen – Project Manager
8280 E. Gelding Drive, Suite 101
Scottsdale, Arizona 85260
(480) 588-7226
email: Bob@azseg.com

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, and neighborhood associations, agencies, schools and businesses in the vicinity of the proposed development of an application for a new Burger King restaurant.

The associated application is for the development of a new Burger King restaurant to be built on vacant agricultural land located on the west side of South Ellsworth Road, between Pecos and Germann. This Participation Plan will ensure that those affected by the application will be properly noticed, and will be given an adequate opportunity to learn about and comment on the proposal.

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on October 22nd, 2018. Staff reviewed the application and recommended that adjacent residents, HOA's and nearby registered neighborhoods be contacted.

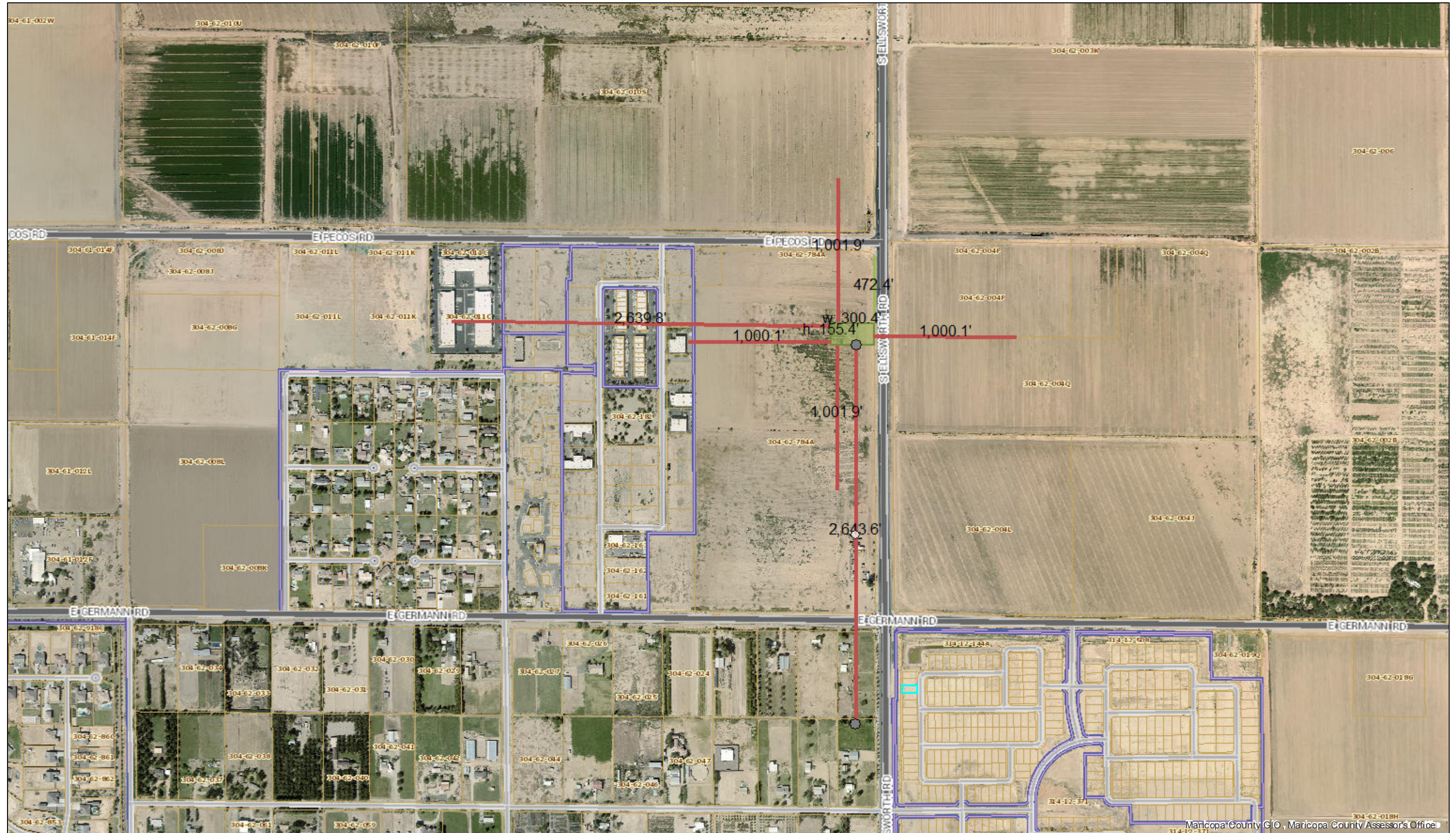
Design Review Board Study Session: The DRB Study Session meeting will be held in 2019. Nearby residents will be noticed through letters provided by the applicant.

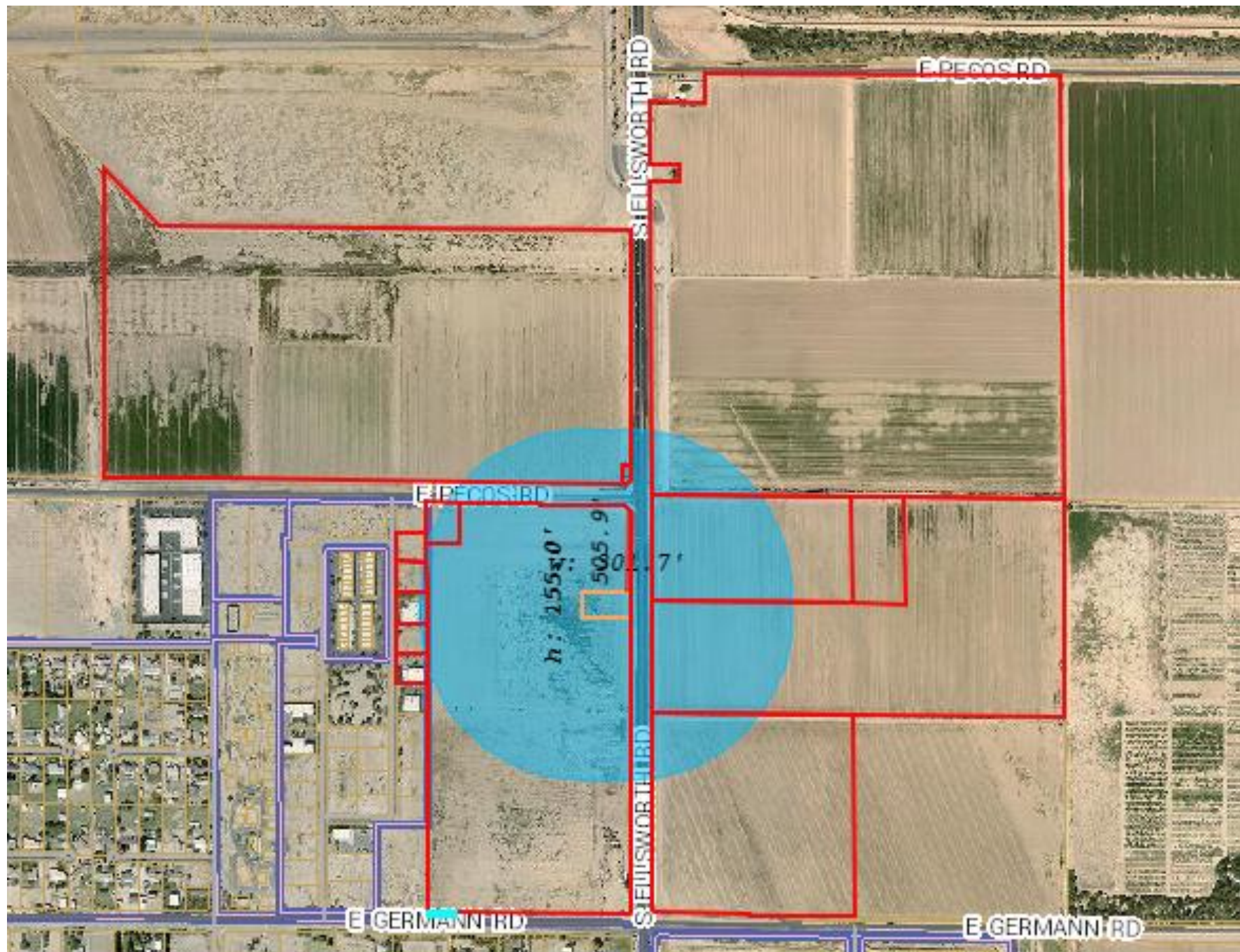
Action Plan: In order to provide effective citizen participation in conjunction with the application, the applicant will continue to notice nearby residents in order to provide them with the ability to give public input on this project. Notification of public meetings will give surrounding owners the opportunity to understand and address any real or perceived impacts that the development may have. To do this for the upcoming Planning and Zoning Meeting, the applicant has done the following:

1. An owners' contact list has been created for surrounding owners and residents within 1,000 feet of the subject property.
2. A second list was created of property owners' associations within a quarter-mile of the property.
3. The City of Mesa also included a list of registered interested parties within a mile of the property.
4. A letter was prepared and mailed with a copy of the Site Plan and Elevations to all persons listed in items 1-3 above. The letter also included an invitation to the City of Mesa's Design Review Board Work Study Session to be held on February 12th. The addressed envelopes were delivered to the City of Mesa on January 29th as requested. A copy of the letter is attached.
5. No letters, email or calls were received by the applicant regarding the DRB meeting notification.

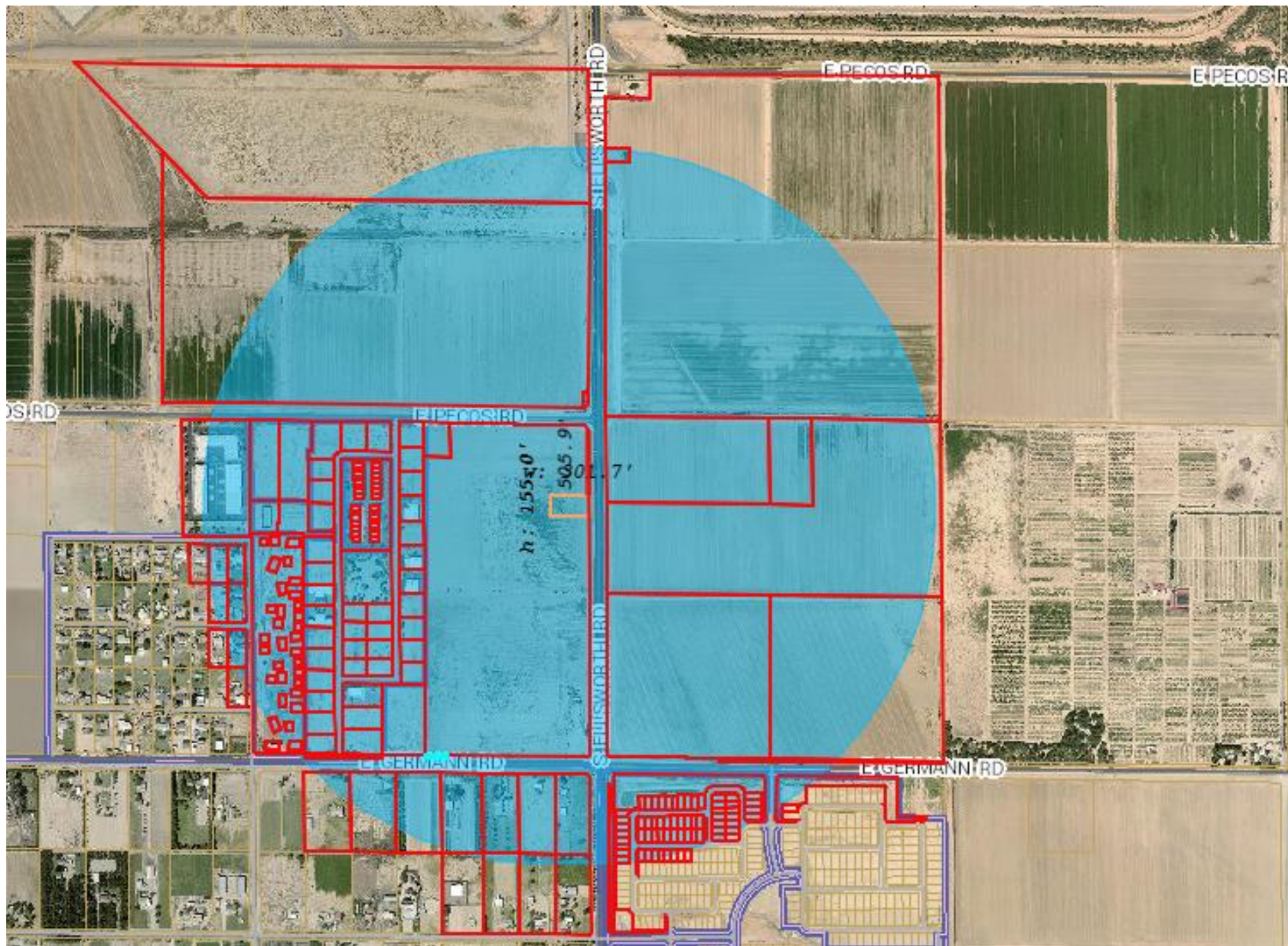
6. As required by the City of Mesa, a Sign was posted two weeks prior to the Planning and Zoning Hearing date of March 20th, 2019. The sign was up on or before March 5th, 2019 as per the attached Affidavit of Public Posting, which has been signed and notarized on behalf of the sign company.
7. A letter was prepared and mailed with a revised copy of the Site Plan and Elevations to all persons listed in items 1-3 above. The letter also included an invitation to the City of Mesa's Planning and Zoning Hearing to be held on March 20th, 2019. The addressed envelopes were delivered to the City of Mesa on March 5th as requested. A copy of the letter its attachments is included in this report

This report was concluded and delivered electronically to the City of Mesa on March 5th, 2019.





ELLSWORTH & PECOS 1,000' OWNER BUFFER



ELLSWORTH & PECOS 1/4 - MILE BUFFER

PARCEL #	OWNER	PROPERTY ADDRESS	MAILING ADDRESS 1	CITY	STATE	ZIP
PROPERTY OWNERS WITHIN 1,000 FEET						
304-62-003K	BUCKEYE-CASA GRANDE LP	6909 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE	SAN DIEGO	CA	92111
304-62-004L	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE	SAN DIEGO	CA	92111
304-62-004P	NEC E&G LLC		1121 W WARNER RD STE 109	TEMPE	AZ	85284
304-62-004Q	ENTITLEMENTS LLC		1121 W WARNER NO 109	TEMPE	AZ	85284
304-62-010S	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE	SAN DIEGO	CA	92111
304-62-010T	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE	SAN DIEGO	CA	92111
304-62-151	GATEWAY AIRPORT COMMERCE PARK LOT 18 LLC	7235 S 89TH PL MESA 85212	5055 E WASHINGTON ST SUITE 200	PHOENIX	AZ	85034
304-62-152	NUMBER 18 LLC	7253 S 89TH PL MESA 85212	37428 N RANCHO MANANA RD	CAVE CREEK	AZ	85331
304-62-153	FUNCTION HOUSE LLC	7307 S 89TH PL MESA 85212	7307 S 89TH PL	MESA	AZ	85212
304-62-154	NUMBER 18 LLC	7325 S 89TH PL MESA 85212	37428 N RANCHO MANANA RD	CAVE CREEK	AZ	85331
304-62-155	S8 RENTAL SERVICES LLC	7343 S 89TH PL MESA 85212	7343 S 89TH PL	MESA	AZ	85212
304-62-783A	CITY OF MESA	9015 E PECOS RD MESA 85212	PO BOX 1466	MESA	AZ	85211
304-62-784A	SUNBELT LAND HOLDINGS L P	9063 E PECOS RD MESA 85212	8095 OTHELLO AVE	SAN DIEGO	CA	92111
OWNERS' ASSOCIATIONS WITHIN A QUARTER-MILE						
304-62-003K	BUCKEYE-CASA GRANDE LP	6909 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE	SAN DIEGO	CA	92111
304-62-003L	PHOENIX-MESA GATEWAY AIRPORT AUTHORITY		600 S POWER RD BLDG 41	MESA	AZ	85206-5219
304-62-004Q	ENTITLEMENTS LLC		1121 W WARNER NO 109	TEMPE	AZ	85284
304-62-007N	SUNBELT LAND HOLDINGS L P		8095 OTHELLO AVE	SAN DIEGO	CA	92111
304-62-007Q	ETP FUNDING LLC	8946 E GERMANN RD MESA 85212	7018 E INGRAM ST	MESA	AZ	85207
304-62-007X	MARICOPA COUNTY OF		2901 W DURANGO ST	PHOENIX	AZ	85009
304-62-137	RL GATEWAY INVESTMENTS LLC	7506 S ATWOOD MESA 85212	4515 E VIRGINIA ST	MESA	AZ	85215
304-62-144	HERITAGE HOLDINGS LLC	7310 S ATWOOD MESA 85212	4646 S ASH AVE NO 104	TEMPE	AZ	85282
304-62-162	ROCK CREEK DEVELOPMENT LLC	7533 S ATWOOD MESA 85212	16825 S WEBER DR	CHANDLER	AZ	85226
304-62-163	CARL JEN VENTURES LLC	7515 S ATWOOD MESA 85212	2779 E WALNUT RD	GILBERT	AZ	85298
304-62-181	RANCHLAND HOLDINGS III LLC/ETAL	7460 S 89TH PL MESA 85212	2812 N NORWALK NO 105	MESA	AZ	85215
304-62-182	GATEWAY AIRPORT COMMERCE PARK OWNERS ASSOCIAT		1760 E PECOS RD STE 447	GILBERT	AZ	85295
304-62-780	SOUTHGATE SOUTH LLC	8830 E GERMANN RD 178 MESA 85212	1401 E WELDON AVE	PHOENIX	AZ	85014
304-62-782	SOUTHGATE COMMERCE PARK OWN ASSOC OF MESA	8830 E GERMANN RD MESA 85212	8660 E WATERFORD CIRCLE	MESA	AZ	85242
304-62-783A	CITY OF MESA	9015 E PECOS RD MESA 85212	PO BOX 1466	MESA	AZ	85211
304-62-791	MARLYE PROPERTIES LLC	7256 S 89TH PL 103 MESA 85212	7256 S 89TH PL 103	MESA	AZ	85212
304-62-820	GATEWAY AIRPORT BUSINESS CENTER 1 LLC	7256 S 89TH PL MESA 85212	670 E ENCINAS AVE	GILBERT	AZ	85234
304-62-942	PECOS GATEWAY STORAGE PARTNERS LLC		446 W PLANT ST	WINTER GARDEN	FL	34787
314-12-143	RICHMOND AMERICAN HOMES OF ARIZONA INC	18917 S 209TH WY QUEEN CREEK 85142	16427 N SCOTTSDALE RD STE 175	SCOTTSDALE	AZ	85254
314-12-508	GATEWAY QUARTER COMMUNITY ASSOCIATION		8800 N GAINES CENTER DR SUITE 350	SCOTTSDALE	AZ	85258
REGISTERED OWNERS' ASSOCIATIONS WITHIN A QUARTER-MILE						
	Chapman, Doug - Queens Park		8715 E. Woodland Ave.	Mesa	AZ	85212
	Call, Ladell - Queens Park		8660 E. Waterford Circle	Mesa	AZ	85212
	Vaughn, Steven - Queens Park		8744 E. Waterford Circle	Mesa	AZ	85212



Notice of Public Meeting Design Review Board - Work Session

Meeting Date: February 12, 2019

Time: 4:30 p.m.

Location: Lower Level City Council Chambers
57 E. 1st Street, Mesa, AZ

Proposed Development: 9063 E. Pecos Road, Mesa, AZ
NW Corner of Ellsworth Road & Pecos Road
DRB18-01003 (ZON18-01002)

Parcel Number: A portion of 304-62-784A

Dear Neighbor,

We have applied for City of Mesa Design Review approval for a new development at the above-referenced location. This letter is being sent to all neighboring property owners within 1,000+ feet of the proposed development site as required by the Mesa Planning Division.

You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. The final decision regarding this case will occur at a later City Council hearing. If interested, please contact City staff for the time and location of the Council meeting.

Enclosed with this letter are copies of the site plan and elevations for your review.

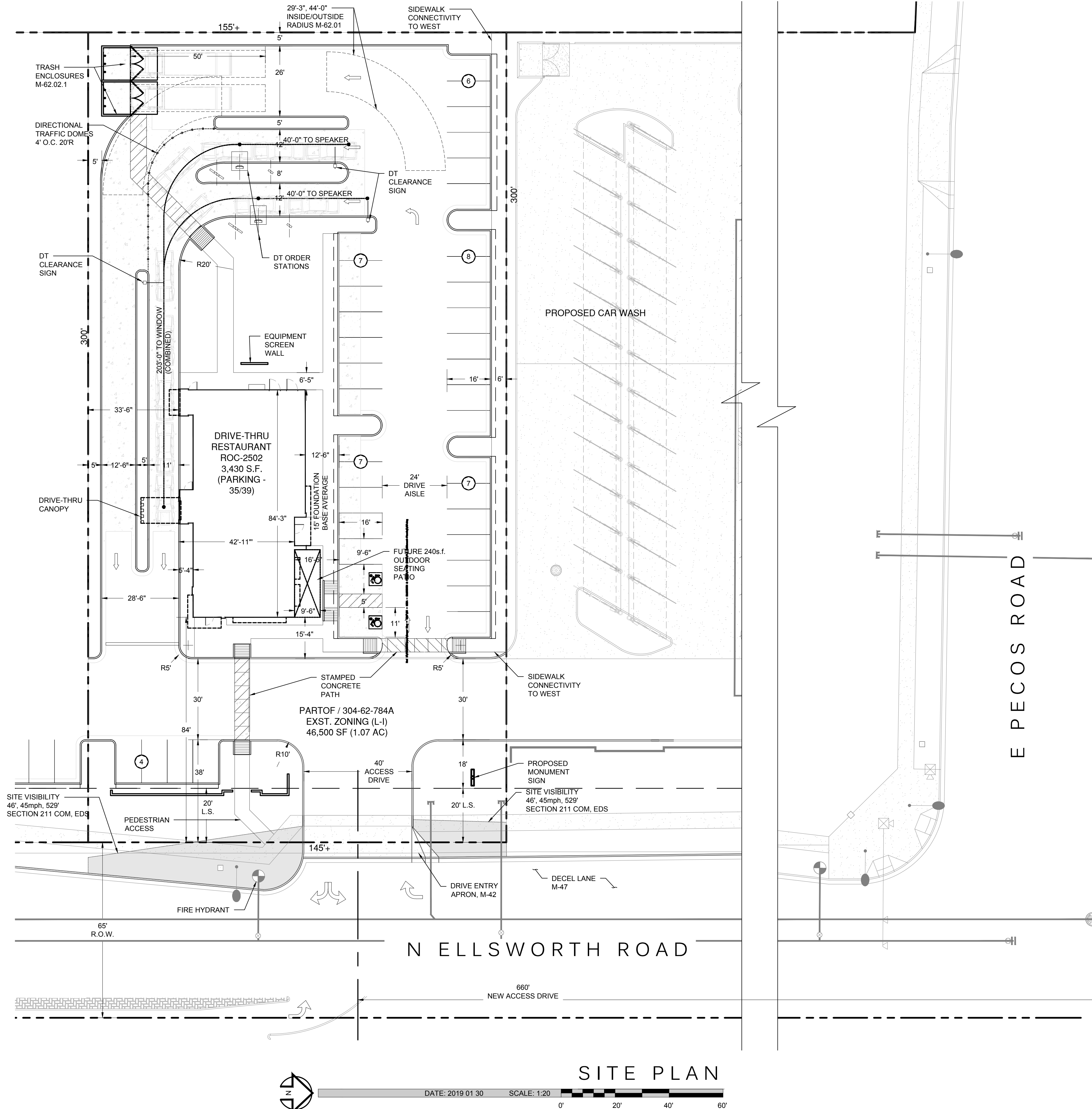
If you have any questions regarding this application, please feel free to call me 480-462-2783. For additional information concerning the proposed development or the Design Review process, please contact Cassidy Welch of Mesa's Planning Division located at 55 North Center Street, or by phone at 480-644-2591 (or the Mesa Planning Division Office at 480-644-2385).

If you have sold this property, please forward this correspondence to the current owner.

Sincerely,
Eric Gerster
Sustainability Engineering Group
480-462-2783 eric@azSEG.com

DRIVE-THRU RESTAURANT SITE PLAN
ELLSWORTH & PECOS

MESA, ARIZONA



SITE PLAN



DATE: 2019 01 30 SCALE: 1:20

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS: **MESA**

Ellsworth & Pecos

LEGAL DESCRIPTION:

PROJECT DESCRIPTION:

Proposed Burger King

DEVELOPMENT INFORMATION:

APN:	304-62-784A			
EXISTING ZONING:	LI			
PROPOSED ZONING:	LI			
LOT SIZE:	NET	46,500	SF	1.07
	GROSS	56,570	SF	1.30
ADJACENT ZONING:	NORTH:	LI		
	EAST:	ELLSWORTH		
	SOUTH:	LI		
	WEST:	LI		
PROPOSED USE:	Drive through Restaurant			
CONSTRUCTION TYP	BUILDING:	VB		
OCCUPANCY:	M			
BUILDING HEIGHT:				
BUILDING AREA:				
FOOTPRINT AREA		3,430	SF	
LOT COVERAGE:				
MAX BUILDING COVERAGE	50%	MAX		
PROPOSED BUILDING COVERAGE	6%			
MIN LANDSCAPE AREA	10%	NET SITE AREA MIN		
PROPOSED LANDSCAPE AREA	TBD			
SETBACKS:	REQUIRED	PROPOSED		
BUILDING:				
FRONT:	20'			
RIGHT SIDE:	0'			
LEFT SIDE:	0			
REAR:	0'			

RESTAURANT DRIVE-THRU:

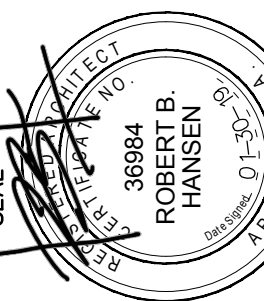
BUILDING USE:	RESTAURANT			
LOT AREA:	NET	46,500	SF	1.07
BUILDING AREA:	DINING+	1,850	SF	0
	PREP/other	1,580	SF	0
BUILDING AREA TOTAL:		3,430		100
OUTDOOR EATING:		-		200
REQUIRED PARKING:		35		
PROPOSED PARKING:		39		
PARKS PER 1000 RATIO:		11.37	1000	
REQUIRED ADA PARKING:		2		
PROPOSED ADA PARKING:		2		

DATE: _____
CHECKED BY: _____
REVISION: _____
DRAWN BY: _____
NO. DATE: _____



BURGER KING CORP./KRAF INC.
5070 N. 40TH ST. SUITE 100
PHOENIX, ARIZONA 85018
PHONE: 602.773.7997

SEG



PROJECT #
BURGER KING RESTAURANT
N ELLSWORTH & PECOS ROADS
MESA, ARIZONA 85212

SITE PLAN

A1.01

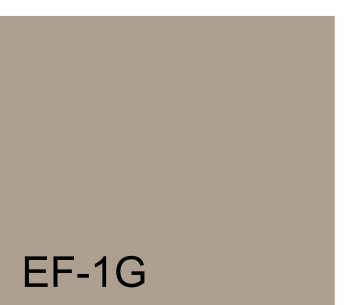
Nichiha Fiber Cement Board Towers
Vintage Wood, Color: Cedar



EF-9G
Evolution Brick, Wainscot
Thin Brick, Color: Sierra Tumbled



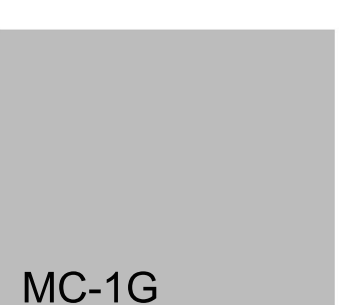
EB-1G
PPG Paint, Stucco Field
Custom Color: Tanners Taupe



EF-1G
PPG Paint, Stucco Accent
Custom Color: Monterey Cliffs



EF-4G
PPG Paint, Metal Accents
Custom Color: Burger King Silver



MC-1G

PPG Paint, Metal Accents
Custom Color: Burger King Silver

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Custom Color: Burger King Silver

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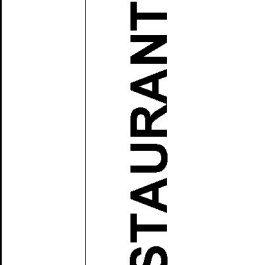
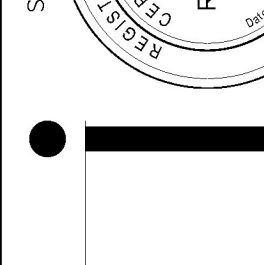
PPG Paint, Metal Accents
Custom Color: Burger King Silver

PPG Paint, Metal Accents
Custom Color: Burger King Silver

DATE: _____
CHECKED BY: _____
REVISION: _____
DRAWN BY: _____
NO. DATE: _____



BURGER KING CORP./KRAF INC.
5070 N. 40TH ST. SUITE 100
PHOENIX, ARIZONA 85018
PHONE: 602.273.7997



PROJECT #

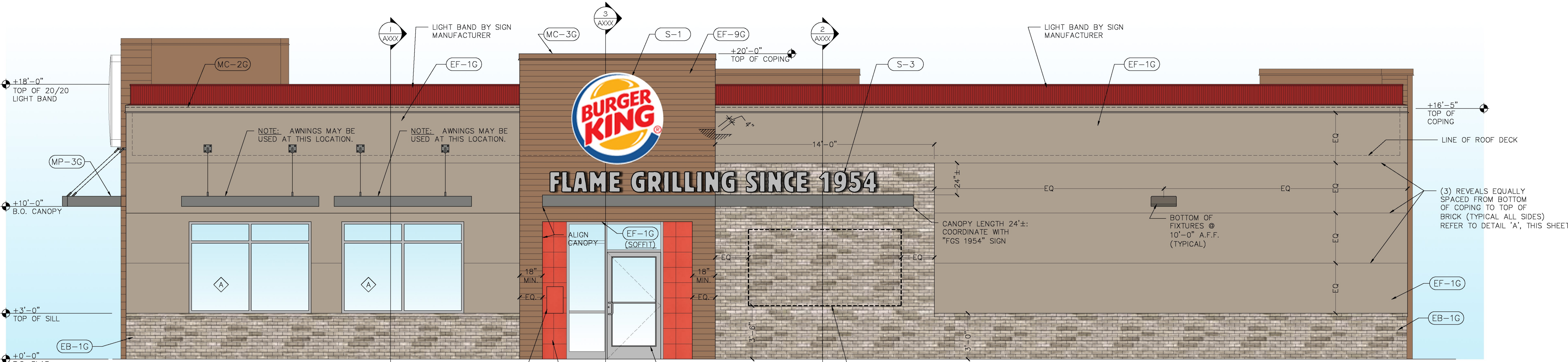
BURGER KING RESTAURANT

NEILSWORTH & PECOS

MESA, ARIZONA 85XXX

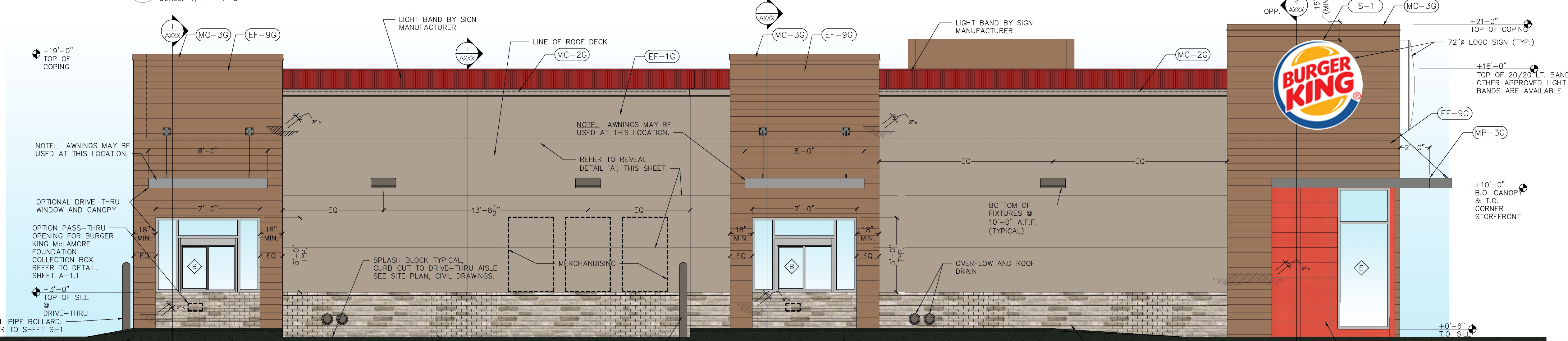
EXTERIOR ELEVATIONS

A3.01



1 MAIN ENTRANCE ELEVATION

SCALE: 1/4" = 1'-0"



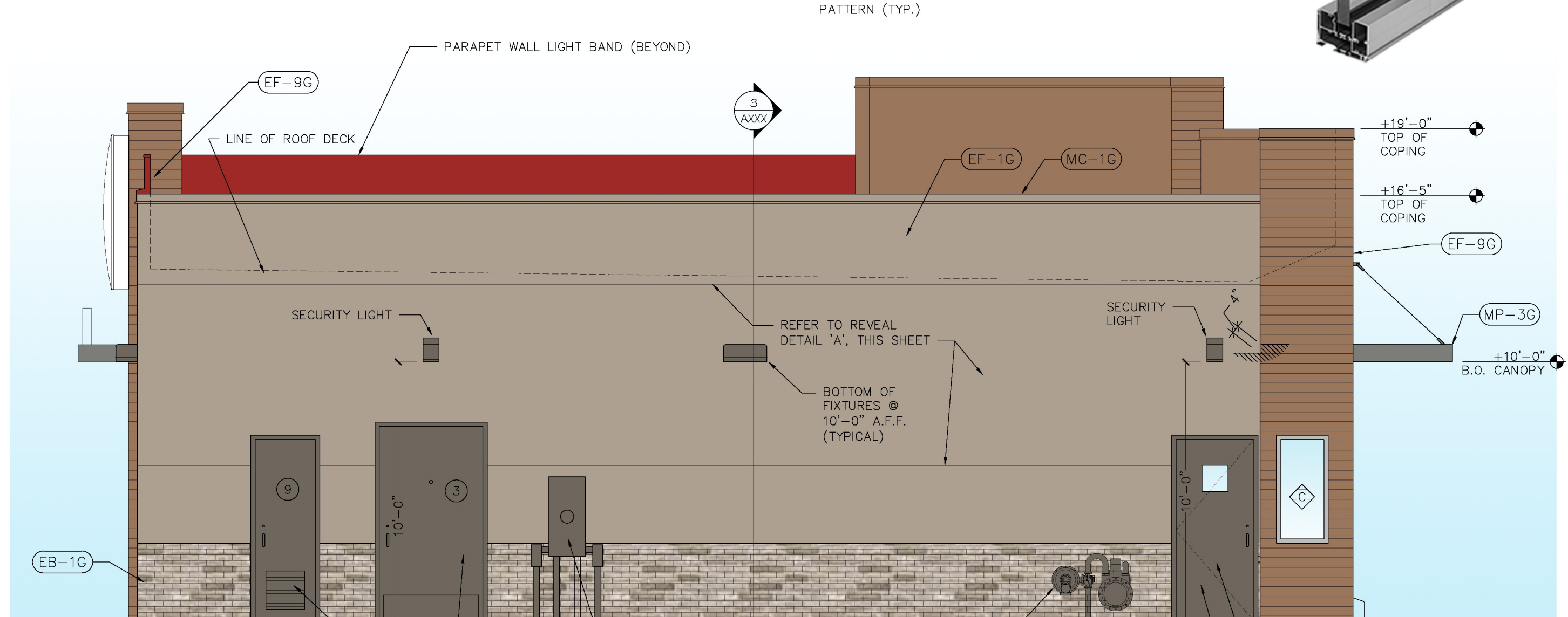
2 DRIVE THROUGH ELEVATION

SCALE: 1/4" = 1'-0"



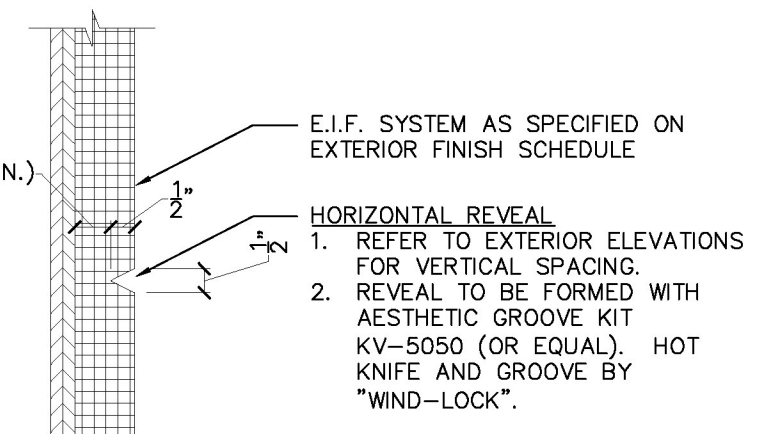
3 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



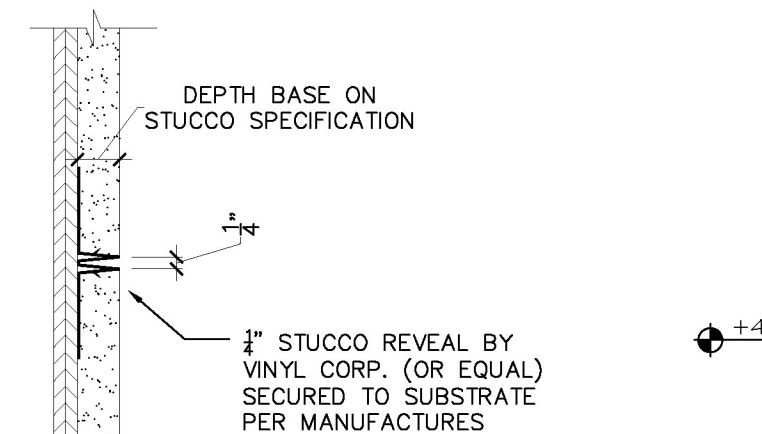
4 REAR ELEVATION

SCALE: 1/4" = 1'-0"



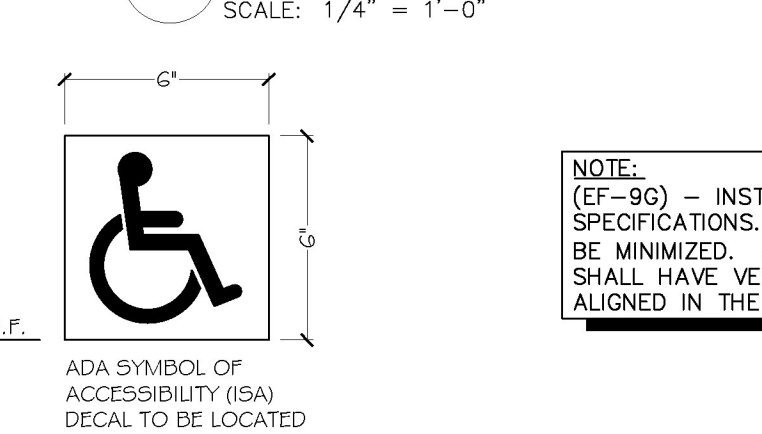
A BUILDING HORIZ. REVEALS - E.I.F.S.

SCALE: 3" = 1'-0"



A BUILDING HORIZ. REVEALS - STUCCO

SCALE: 3" = 1'-0"



A WINDOW DECAL

SCALE: NONE

NOTE:
(EF-9G) - INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON



Notice of Public Meeting Planning & Zoning

Meeting Date: March 20, 2019

Time: 4:00 p.m.

Location: City Council Chambers
57 E. 1st Street, Mesa, AZ

Proposed Development: A New Burger King with Drive-Through
Site Plan Approval
9063 E. Pecos Road, Mesa, AZ
NW Corner of Ellsworth Road & Pecos Road
ZON18-01002

Parcel Number: 304-62-784D

Dear Neighbor,

We have applied for City of Mesa Planning and Zoning approval for a new development at 9063 E. Pecos Road in Mesa. This request is for the Site Plan approval for the development of a new Burger King restaurant to be located on the southwest corner of Ellsworth & Pecos.

This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. Enclosed is a copy of the Site Plan and Elevations for your review

This application will be scheduled for consideration by Mesa Planning and Zoning Board at their meeting to be held on March 20th, 2019 in the City Council chambers located at 57 East First Street. The meeting is scheduled to begin at 4:00 pm. You are invited to attend this meeting and provide any input you may have regarding this proposal.

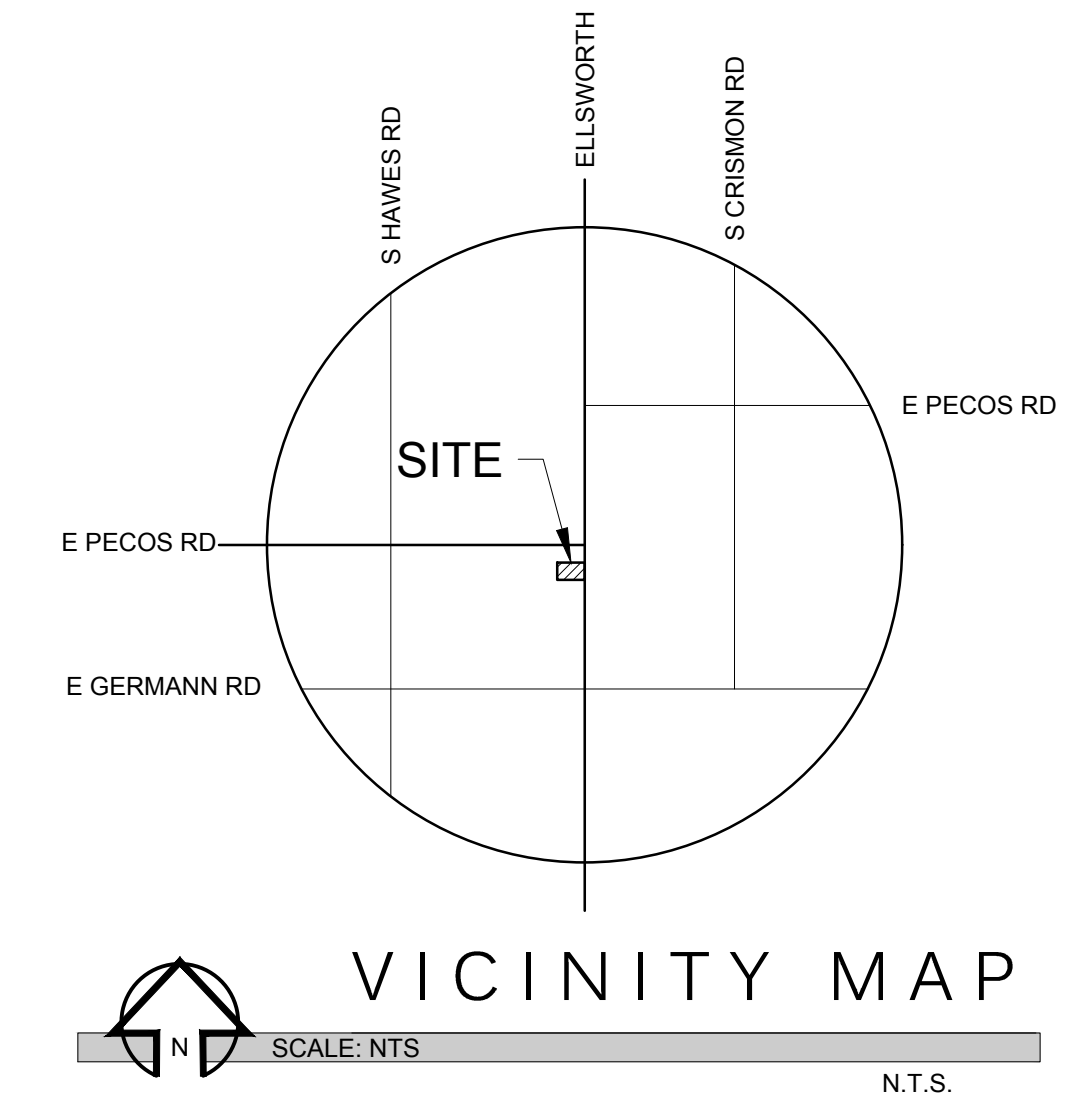
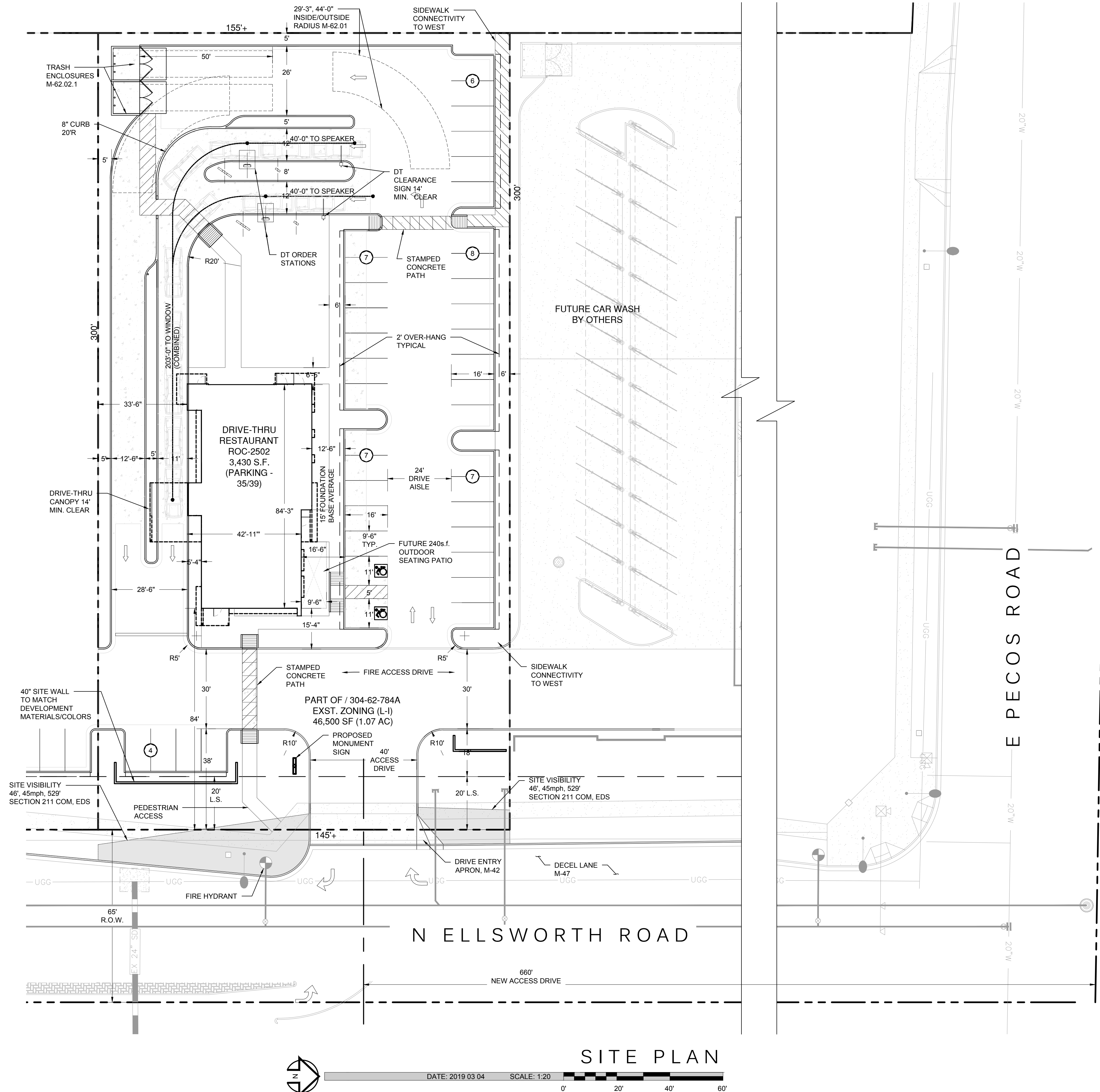
For additional information concerning the design of the proposed development please contact me at the number or email below. For questions regarding the approval or the Planning and Zoning process, you can also contact the Mesa Planning Division at 55 North Center Street or call the Mesa Planning Division Office at 480-644-2385. This case has been assigned to Cassidy Welch.

Sincerely,

Eric Gerster
Sustainability Engineering Group
480-462-2783
eric@azSEG.com

DRIVE-THRU RESTAURANT SITE PLAN
ELLSWORTH & PECOS

MESA, ARIZONA



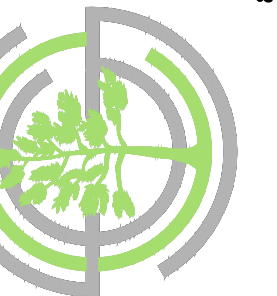
DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS: MESA					
Ellsworth & Pecos					
LEGAL DESCRIPTION:					
PROJECT DESCRIPTION:					
Proposed Burger King					
DEVELOPMENT INFORMATION:					
APN:		304-62-784A			
EXISTING ZONING:		LI			
PROPOSED ZONING:		LI			
LOT SIZE:	NET	46,500	SF	1.07	AC
	GROSS	56,570	SF	1.30	AC
ADJACENT ZONING:	NORTH:	LI			
	EAST:	ELLSWORTH			
	SOUTH:	LI			
	WEST:	LI			
PROPOSED USE:	Drive through Restaurant				
CONSTRUCTION TYPE:	BUILDING:	VB			
OCCUPANCY:		M			
BUILDING HEIGHT:					
BUILDING AREA:					
	FOOTPRINT AREA	3,430	SF		
LOT COVERAGE:					
	MAX BUILDING COVERAGE	50%	MAX		
	PROPOSED BUILDING COVERAGE	7.4%	NET		
	MIN LANDSCAPE AREA	10%	NET SITE AREA MIN		
	PROPOSED LANDSCAPE AREA	TBD			
SETBACKS:		REQUIRED	PROPOSED		
BUILDING:					
FRONT:		20'	20'		
RIGHT SIDE:		5'	5'		
LEFT SIDE:		5'	5'		
REAR:		5'	5'		
RESTAURANT DRIVE-THRU:					
BUILDING USE:		RESTAURANT			
LOT AREA:	NET	46,500	SF	1.07	AC
BUILDING AREA:	DINING+	1,850	SF	0	PER SF
	PREP/other	1,580	SF	0	PER SF
BUILDING AREA TOTAL:		3,430		100	PER SF
OUTDOOR EATING:		-		200	PER SF
REQUIRED PARKING:		35			
PROPOSED PARKING:		39			
PARKS PER 1000 RATIO:		11.37	1000		
REQUIRED ADA PARKING:		2			
PROPOSED ADA PARKING:		2			



BURGER KING CORP./KRAF INC.
5070 N. 40TH ST. SUITE 100
PHOENIX, ARIZONA 85018
PHONE: 602.273.7997

SEG



PROJECT #
BURGER KING RESTAURANT
N ELLSWORTH & PECOS ROADS
MESA, ARIZONA 85212

SITE PLAN
A1.01



1 **MAIN ENTRANCE ELEVATION**

SCALE: 1/4" = 1'-0"



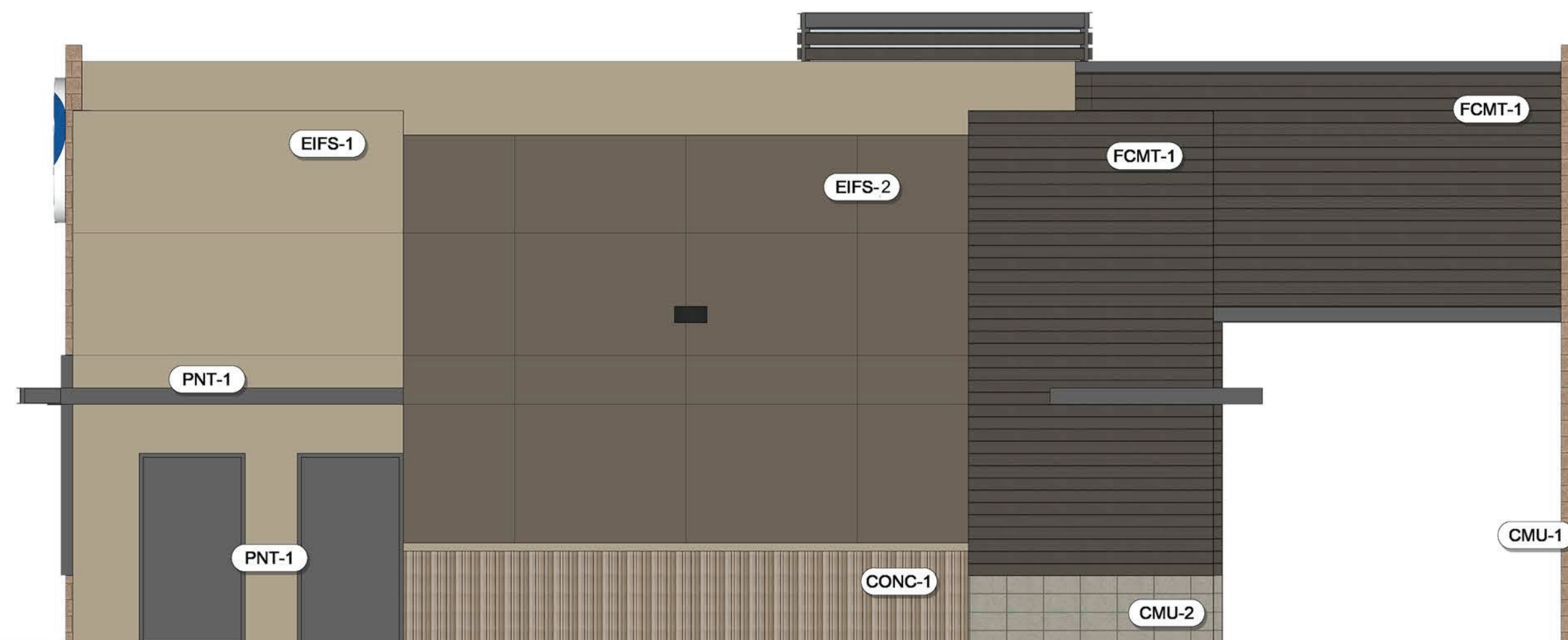
2 **DRIVE THROUGH ELEVATION**

SCALE: 1/4" = 1'-0"



3 **FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



4 **REAR ELEVATION**

SCALE: 1/4" = 1'-0"



SOUTH WEST VIEW

- CMU-1 CMU: TRENWYTH TRENDSTONE
GROUND FACE COLOR: LINCOLN
- CMU-2 CMU: TRENWYTH TRENDSTONE
GROUND FACE COLOR: MISSION WHITE
- EIFS-1 EIFS: STO CORP., SHERWIN WILLIAMS
COLOR: SW 7038 TONY TAUPE
- EIFS-2 EIFS: STO CORP., SHERWIN WILLIAMS
COLOR: SW 6013 BITTER CHOCOLATE
- PNT-1 PAINT: SHERWIN WILLIAMS
COLOR: SW 6013 BITTER CHOCOLATE
- CONC-1 CONCRETE: FITZGERALD FORMLINERS
14362 NORFOLK RIB COLOR: 61078 SIERRA
- FRAM-1 STOREFRONT FRAMING: EFCO CORP
COLOR: DARK BRONZE ALUMINUM
- MTL-1 PREFINISHED METAL: BERRRIDGE MFG
COLOR: AGED BRONZE
- FCMT-1 FIBER CEMENT: PANEL SYSTEM
COLOR: GREAT PLAINS GOLD BM1077



BURGER KING CORP./KRAF INC.
5070 N. 40TH ST. SUITE 100
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PHONE: 602.727.7997



PROJECT #
BURGER KING RESTAURANT
N ELLSWORTH & PECOS ROADS
MESA, ARIZONA 85212

A3.01

EXTERIOR ELEVATIONS - COLOR

8280 E. GELDING DR #101, SCOTTSDALE, AZ 85260
WWW.AZSEG.COM TEL: 480.588.7226

DRAWN BY: NO. DATE
CHECKED BY: NO. DATE
REVISION

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 20, 2019

CASE: ZON18-01002

**Request: Site Plan Review. This request
will allow for the development of a
restaurant with a drive-thru.**

**APPLICANT: Sustainability Engineering Group
Phone: 480-588-7226**

Planning Division (480) 644-2385

Posting date: 3/04/19

3/4/19 07:38:09

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by March 5, 2019

Date: March 4, 2019

I, Meghan Liggett, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case ZON18-01002 on the 4th day of Mar., 2019. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me this 4th day of Mar., 2019.

Mary Beth Conrad
Notary Public



Case Number: ZON18-01002

Project Name: Burger King at Ellsworth & Pecos