

From: [Michael Millar](#)
To: [Special Projects](#)
Cc: [District 6](#)
Subject: Comments to "Drive-thru" Proposed Ordinance changes
Date: Thursday, September 7, 2023 3:25:03 PM

To Mesa Planning Division,

I am a resident of Mesa, more specifically District 6 near E Ray Rd and S Eastmark Parkway. I attended the Public Meeting on the proposed Ordinance changes to Drive-thrus the evening of 9/6/23. I have several comments and concerns based on what I saw and heard in that meeting.

The use of Traffic Impact Studies as part of new regulations was not mentioned during last night's meeting. When questioned, staff admitted the requirement for such studies was removed since the 5/25 Study Session with the City Council. I believe Traffic Impact Studies should be mandatory for several reasons. The surrounding jurisdictions studied by staff all have some type of Traffic Impact Study requirement, so inclusion would align Mesa with Chandler, Gilbert and Scottsdale. Additionally, only requiring stacking and queuing studies ignores the likely situation of multiple drive-thrus on one street or corner. These limited studies will not look at the cumulative impact to the adjacent thoroughfare. Traffic on our major arteries will be impacted by having multiple (3,4,5,6..more?) drive-thrus on one street or intersection. Under the current proposal the city does not have a tool to force consideration of the impact of multiple drive-thrus on local streets. Inclusion of Traffic Impact Studies is a necessary tool for the city to mitigate these impacts. Otherwise, returning to count restrictions on corners and arterials would be necessary to guarantee safe and sane traffic. The cost of these studies to the Developers should be considered part of the cost of doing business. The cost of NOT doing these studies to the City of Mesa and its residents is lingering traffic issues and increased safety risk.

During the meeting, a gentleman I believe to be a developer strongly suggested that Mesa does not need to impose design standards on drive-thrus that are not adjacent to residential areas. Those drive-thrus in Industrial zones (for example) would not need to meet design standards per his thinking. I disagree with that point of view in the strongest terms possible. Living in East Mesa I will need to deal with all the industry the City of Mesa is planning to locate near me. I will have to drive through these areas to go shopping, to physical therapy, restaurants and other local destinations. I fully expect that the drive-thrus in these industrial areas are just as attractive when viewed from the street as those down the street from my house. Having a two-tier system of design standards in the City is a slippery slope that will lead to pockets of ugliness in Mesa. What type of city do we want to live and work in?

I was shocked to learn while watching the 5/25 Study Session video that 22% of Mesa's land can potentially be used for drive-thrus. Compared to our surrounding jurisdictions, that

number is extremely high...Gilber is 9.6%, Chandler is 5.1% and Scottsdale is 4.0%. To make matters worse, current regulation places 21.2% of Mesa land mass into the Permit by Right category. The changes proposed make the numbers slightly more palatable at 7.2% Permit by Right (still higher than other jurisdictions) and 15.1% by Conditional Use Permit. However, the total area in the city available for drive-thrus remains the same under the new proposed ordinances. I find that shocking. The fact that the City Council seemed totally unconcerned was even more shocking. Please consider the city map and the concentration of available land in East Mesa, District 6. Looking at the map I'd estimate that 30% to 35% of District 6's land is available for drive-thrus. I believe that to be totally unacceptable as a resident of District 6. Do we really want to live in a City with one-fifth of our land is used for drive-thrus? Home values would plummet as Mesa would gain the title of "Fast Food Capital of Arizona"...or maybe of America. I did not move here and invest in a million dollar home to live with drive-thrus on every corner and multiples on every block.

I'd like to suggest designating one or two of the zoning types as never having drive-thrus. Instead, an area like a Planned Employment Park would be an excellent location for small locally owned casual restaurants with indoor/outdoor seating and a walk-up window for pick-ups. The campus-like atmosphere of an Employment Park would be better suited to this type of eating establishment than a drive-thru. Placing these restaurants at the edge of the Employment Park facing the main adjacent thoroughfare would encourage patronage during non-work hours as well. Drive-thrus invite traffic into an Employment Park campus where it is undesirable for safety and aesthetic reasons. I believe Light Industrial areas would also benefit from this approach and should be considered for drive-thru removal. I cannot say how much land this would remove from the 22%, but any reduction is desirable.

I have visited developments in what I would consider "Planned Employment Parks" where there were several mid-sized buildings for office space. On the same site were built outlets for Starbucks, a bagel shop, Subway, a local Sushi shop, and others clustered together on the edge of the site facing the local street. The site has no drive-thrus, only indoor seating, some outdoor seating and walk-up windows. The office buildings and restaurants share parking distributed through the site. Employees from all the local companies in the adjacent buildings walk to these outlets. Also, workers will park for a few minutes to pick up on their way to offices further away or on their way home. The arrangement works well for all involved, making the "campus" much more inviting and safe for employees to remain nearby during the day.

A lot of my concern over these new regulations comes down to what kind of City do we want to live in. Mesa's current regulations are very permissive compared to other jurisdictions and are counter to the vision laid out in the General Plan for a pedestrian friendly and livable city. The proposed regulations are an improvement but still too permissive in my estimation. Making Traffic Impact Studies mandatory, applying design standards throughout the City and restricting drive-thrus from a few zoning types will together help make Mesa a more desirable

City to live in.

Thank you for your time and attention,

Michael Millar
10638 E Travertine Ave
Mesa

From: [Nana Appiah](#)
To: [Kellie Rorex](#)
Subject: FW: D6
Date: Monday, October 31, 2022 4:58:49 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 4:19 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: D6

Begin forwarded message:

From: karen <karenbergaz@gmail.com>
Date: October 31, 2022 at 4:13:41 PM MST
To: Council <council@mesaaz.gov>
Subject: D6

PLEASE! We support no more drive through restaurants.
Karen and Gene Berg
5461 S Chatsworth, Mesa, AZ 85212

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: D6
Date: Monday, October 31, 2022 2:01:06 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:49 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: D6

Begin forwarded message:

From: Melissa C <smylineyes@gmail.com>
Date: October 31, 2022 at 1:45:17 PM MST
To: Council <council@mesaaz.gov>
Subject: D6

Hello,

I am writing to request a limit to the number of drive-thru restaurants in our district. We want actual restaurants we can sit and eat at, not more fast food joints.

The obscene number of concrete warehouses popping up daily is bad enough and nothing close to what we were promised when we moved out here. Residents of D6 are tired of having to go to Queen Creek, Gilbert and Chandler to find a decent restaurant. We'd love to spend our money within our own district, but you make that hard to do with nothing but warehouses and fast food.

Regards,
Melissa

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Drive thrus in District 6
Date: Tuesday, November 1, 2022 8:14:45 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 8:28 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Drive thrus in District 6

Begin forwarded message:

From: David Hrizak <davidjhrizak@gmail.com>
Date: October 31, 2022 at 5:33:33 PM MST
To: Council <council@mesaaz.gov>
Subject: Drive thrus in District 6

Dear Council, I ask that you consider limiting the number of future Drive Thru restaurants in District 6. The quality of life is lacking with no sit down restaurants we can go to as a family or with friends in our area. We are forced to spend our money in Queen Creek and Gilbert instead of in our own town. Please help bring more sit down restaurants to District 6.

Sincerely,

David J. Hrizak

11542 E. Rembrandt Ave.

Mesa, AZ 85212

630-247-8122 Cell

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Fast Food in D6
Date: Monday, October 31, 2022 1:08:39 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:07 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Fast Food in D6

Begin forwarded message:

From: Alexander Chauvette <alexchauvette@gmail.com>
Date: October 31, 2022 at 1:06:08 PM MST
To: Council <council@mesaaz.gov>
Subject: Fast Food in D6

To Council:

Please limit the number of fast food drive thru restaurants in this district. I support the ordinance to limit the number of drive thru restaurants in D6.

Thank you,

Alex Chauvette

From: [Nana Appiah](#)
To: [Kellie Rorex](#)
Cc: [Rachel Nettles](#)
Subject: FW: Fast food
Date: Monday, October 31, 2022 3:10:10 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 2:35 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Fast food

Begin forwarded message:

From: Patricia Rath <prath1958@gmail.com>
Date: October 31, 2022 at 2:02:52 PM MST
To: Council <council@mesaaz.gov>
Subject: **Fast food**

There is a lot of fast food and mostly burgers 8n 85209 and 85212
Some sit down,relax,enjoy restaurants would really nice for a change.
Olive garden
Outback
Applebee's
Arribbas
Black Angus
You know sit eat have a drink quite relax.

Thank you for your time

Ps Pete's fish n chips are not burgers

No more McDonald's or burger kings

From: [Nana Appiah](#)
To: [Kellie Rorex](#); [Rachel Nettles](#)
Subject: FW: No More Drive Thru Restaurants!
Date: Wednesday, November 16, 2022 1:31:28 PM

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Tuesday, November 1, 2022 9:26 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: No More Drive Thru Restaurants!

Begin forwarded message:

From: Laura Cervantes <teamcervantes2017@gmail.com>
Date: November 1, 2022 at 5:48:37 PM MST
To: Council <council@mesaaz.gov>
Subject: No More Drive Thru Restaurants!

I support Councilman Thompson's stance on limiting drive thru restaurants!! We have enough!!!

Please Stop!!

Cervantes Family

Sent from my iPhone

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: No more fast food restaurants in D6
Date: Monday, October 31, 2022 2:01:23 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:22 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: No more fast food restaurants in D6

Begin forwarded message:

From: Theresa Nishan <tn811@aol.com>
Date: October 31, 2022 at 1:17:46 PM MST
To: Council <council@mesaaz.gov>
Subject: No more fast food restaurants in D6

To the Council of Mesa Arizona

As homeowners of D6 we are asking the Council to ban anymore fast food restaurants in this area. It is getting out of hand. Off the top of our head we can count at least a dozen places ie McDonalds, Burger King, Wendy's, Jack N the Box, In and Out to name a few all within the D6 district. In talking with my neighbors, we are looking for more sit down and sophisticated restaurants and venues. The glut of these fast food places is rampant.

Families who have moved here from out of town keep asking us where can we go and get a nice dinner, take friends and family to, not drive far maybe even walk to. They ask how come so many burger places are in such a close proximity to each other ? We can only answer the Mesa City Council voted to allow all these fast food chains. Drive around Council members and get out and see and count all the fast food chains in D6.

D6 has lovely neighborhoods, with beautiful walking trails and neighborhood parks

Let's keep it that way and make this area of Mesa a place where out of towners, snowbirds, and just us year round families can come and enjoy a dinner inside or outside on a patio in a nice sit down restaurant.

Please NO MORE FAST FOOD RESTAURANTS! PLEASE VOTE NO FOR FAST FOOD RESTAURANTS in D6 !

Theresa and John Nishan
11308 E Sandoval Ave
Mesa AZ 85212

Sent from my iPad

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Cc: [Natalie Lewis](#); [William Jabjiniak](#)
Subject: FW: Ordinance for Restaurants in Mesa
Date: Monday, October 31, 2022 1:07:36 PM

FYI-please add this to emails correspondence. There are more coming.

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:06 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Ordinance for Restaurants in Mesa

Begin forwarded message:

From: Anita Davis <ima.retro.geek@gmail.com>
Date: October 31, 2022 at 12:34:22 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: Ordinance for Restaurants in Mesa

Good afternoon.

I support the ordinance limiting the number of drive through restaurants in favor of more sit down restaurants. We have more than enough McDonald's and Burger King locations and it would be wonderful to see better food options (not drive thru) offered.

Thank you for considering!

From: [Nana Appiah](#)
To: [Kellie Rorex](#); [Rachel Nettles](#)
Subject: FW: Ordinance on drive-thru restaurants
Date: Tuesday, November 1, 2022 8:14:54 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 7:41 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Ordinance on drive-thru restaurants

Begin forwarded message:

From: Jeff Rank <jrank51@gmail.com>
Date: October 31, 2022 at 7:24:45 PM MST
To: Council <council@mesaaz.gov>
Subject: Ordinance on drive-thru restaurants

I am a resident of Encore in Eastmark and feel like our communities have been sold a bill of goods from DMB, the developer. The original proposal we were all shown when purchasing our home, showed retail, restaurants, college, hotel and a golf course. Of course, we don't have a college nor a hotel and golf course. To date, little to none restaurants or retail. The only area our community has is the spaces near the Safeway. 1 restaurant, which is almost a drive-thru in style, and little retail. We were originally told we would have a grocery store and a lot of things at the intersection of Ray and Ellsworth. We hear that there may be good news on that front, but I will believe it when I see it. Cadence has done MORE with their property, than Eastmark. But, Cadence has Burger King, a future McDonalds and ? In that space.

The next area of growth will be NE corner of Ellsworth and Elliott, but of course that is NOT in Eastmark. After reading about the call to stop the influx in drive-thru food, I will be in favor of limiting any more drive-thru or fast food restaurants in Eastmark. We have enough of that. Now that 24 has gone through, maybe it will be easier to go to

Queen Creek for dining out. Their selection is far greater than what we have within 6 miles of Eastmark.

Please do NOT allow any more drive-thru / fast food restaurants.

Jeff Rank
10315 E Thistle Av
Mesa, AZ 85212
480-229-0051
jrank51@gmail.com

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Ordinance to limit fast food restaurants
Date: Monday, October 31, 2022 2:01:13 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:49 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Ordinance to limit fast food restaurants

Begin forwarded message:

From: Anjanette Sanchez <anjanette.sanchez@cox.net>
Date: October 31, 2022 at 1:44:27 PM MST
To: Council <council@mesaaz.gov>
Subject: Ordinance to limit fast food restaurants

Hello council, as a 20 year resident of Meridian Pointe Subdivision at Mountain and Elliot in East Mesa, I have seen a lot of change in the past 2 decades. Lots of good stuff but some concerning. One thing we don't need more of are: storage facilities, drive thru restaurants (Burger King, McDonald's) or car wash facilities. The big business that is in the tech corridor needs somewhere to take their clients to when they come into town and sorry to say but nobody takes their CEO or VP to McDonalds. Families need healthier, more high quality options. Please know I support an ordinance restricting fast food.

Anjanette Sanchez
3530 S Oxley Cir.,
Mesa, Az. 85212
480-694-5092
Sent from my iPhone

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Restrict the number of drive-ins and fast food restaurants
Date: Monday, October 31, 2022 1:08:19 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:07 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Restrict the number of drive-ins and fast food restaurants

Begin forwarded message:

From: mommasegar@aol.com
Date: October 31, 2022 at 12:50:47 PM MST
To: Council <council@mesaaz.gov>
Subject: Restrict the number of drive-ins and fast food restaurants

WARNING: This email came from an External Sender – Use caution when clicking links, opening attachments, or responding to requests for information.

I moved to far East Mesa Bella Via community in 2009. I never have been a fan of fast food and drive-ins but I know they serve a place in our community. However I think we have reached a saturation point and those of us that live out here would like to be able to go to a restaurant that is not a McDonald's or Burger King.

I am constantly going to Santan, Queen Creek or Gilbert for a sit down meal . I feel we're not being served well here in Mesa with just fast food restaurants. I don't support them and I fully support having a restriction and an ordinance to limit and stop this Expansion of rather unhealthy food.

Thank you !

Kathleen Segar

4659 S. Romano Mesa ,Arizona

[Sent from the all new AOL app for iOS](#)

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Sit down restaurants, proper stores and more
Date: Monday, October 31, 2022 1:08:00 PM

FYI

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 1:07 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Sit down restaurants, proper stores and more

Begin forwarded message:

From: Kornelia Sneider <designchicklet@mac.com>
Date: October 31, 2022 at 1:02:21 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: **Sit down restaurants, proper stores and more**

Hi, my name is Kornelia and I live at 10129 E. Texas Ave, Mesa AZ 85212, it's a new construction home in Cadence and I have been here a little over a year.

The one thing I keep seeing and complaining about are the ridiculous amount of fast food chain drive thru's and nothing meaningful around.

I think the demographics that are being listed here are very different than they actually are. To put things in perspective, I grew up in Boca Raton, FL, my husband and I moved to Irvine (Orange County) CA and previously lived in N Scottsdale before building here.

All the people I know, are looking for stores like Whole Foods or a sprouts , Chick Filet, Panera Bread, Nordstrom (not Nordstrom rack) and sit down normal restaurants. I don't understand why I am driving to downtown Gilbert or Queen creek to have a brunch like Snooze in Gilbert. With so many families here and people moving from major cities we want better options without driving to Scottsdale for nicer stores. Our

furniture stores are “Potato Barn” so I have to drive far for quality.

I just feel like the items are getting are targeting older and outdated demographics that are no longer relevant. My neighbors Toll Brothers home sold for just under 1M so many of us are not Burger King people.

Thank you for your time in reading this and hopefully getting so quality good and shopping to the area.

Kornelia A. Sneider

Art Director and Designer

Creative & Branding

DESIGNCHICKLET & COMPANY

office 480 382 0129

direct 954 296 3555

web designchicklet.co

set up a meeting ->

calendly.com/kornelia-sneider/30min

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Support for Ordinance to Limit Drive Throughs
Date: Monday, October 31, 2022 3:09:58 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 2:35 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Support for Ordinance to Limit Drive Throughs

Begin forwarded message:

From: Jessica Martin <jessica.martin.9807@gmail.com>
Date: October 31, 2022 at 2:00:58 PM MST
To: Council <council@mesaaz.gov>
Subject: Support for Ordinance to Limit Drive Throughs

Hello -

I wanted to drop a note of support for a new ordinance to limit the number of drive through restaurants in one location.

I live near Signal Butte and Elliot in District 6. The number of drive through restaurants being crammed into a single location is unfortunate. They are disrupting the flow of traffic as the drive through lines often back up into the streets, and many require U-turns or driving through adjacent parking lots to access the line.

The limited parking that accompanies these drive through restaurants, with the high number they're cramming onto one property, makes me avoid shopping at the retail shops at that same location.

We often find ourselves leaving our district and city to find sit down dining our family can enjoy.

Thanks for your consideration,
Jessica Martin

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Too many drive through and fast food locations in D6!
Date: Thursday, November 3, 2022 7:52:11 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Thursday, November 3, 2022 6:05 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Too many drive through and fast food locations in D6!

Begin forwarded message:

From: bmerrittj32 <bmerrittj32@gmail.com>
Date: November 3, 2022 at 5:25:02 AM MST
To: Council <council@mesaaz.gov>
Subject: Too many drive through and fast food locations in D6!

Hello,

Please limit the amount of fast food restaurants being built in D6. People are unhealthy enough, and we are surrounded by Burger King's and McDonald's. We need more sit down restaurants and some healthy options.

Thank you
Brandy Johnson

From: [Kim Van Riper](#)
To: [Special Projects](#)
Subject: Lay persons view on proposed drivethrough standards
Date: Tuesday, November 1, 2022 6:06:21 PM

Thank you for having this meeting! I am a resident without any commercial property interest in Mesa. I have to say everything city staff said was right on the money! Having identified an issue with lack of sit down restaurants, it is reasonable to put forth these standards. It is wonderful to hear that the city is working to bring diversity of businesses to Mesa. Thank you!

Kimberly Van Riper

From: [Mary Kopaskie-Brown](#)
To: [Councilmember Goforth](#)
Cc: [Nana Appiah](#); [Rachel Nettles](#); [Kellie Rorex](#)
Subject: RE: Encouraging sit down restaurants to our district
Date: Wednesday, May 31, 2023 7:41:11 AM
Attachments: [image001.png](#)

Thank you Councilmember Goforth

We will include this with our public comments.

Appreciate it!

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays



From: Councilmember Goforth <Councilmember.Goforth@MesaAZ.gov>
Sent: Tuesday, May 30, 2023 2:09 PM
To: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Cc: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Encouraging sit down restaurants to our district

Another resident response for more sit down restaurants.

Get [Outlook for iOS](#)

From: Mrs Goldsby <mrsgoldsby7@gmail.com>
Sent: Saturday, May 27, 2023 3:07:55 PM
To: District 5 <District5@mesaaz.gov>
Subject: Encouraging sit down restaurants to our district

WARNING: This email came from an External Sender – Use caution when clicking links, opening attachments, or responding to requests for information.

Hello, I'm writing regarding a recent article stating city of Mesa has acknowledged our lack of restaurants and see the potential for more revenue and retention potential with more options. On north Power Rd & Mckillips we have a Golden Corral that has been closed since Covid. Knowing our community and the huge number of family homes here and the 6 schools nearby I wanted to recommend a Portillo's restaurant for that locations. I believe it would truly complement

our community.
Please respond to this email

Thank you for your time
Mrs. Goldsby

Mrs. Goldsby

From: [Jeanie Cole](#)
To: [Special Projects](#)
Subject: "Drive-Thrus"
Date: Saturday, February 11, 2023 7:09:29 AM

Hello,

I am a resident of the Eastmark community and am writing in opposition to any more drive through or fast/fried food restaurants. This community is large enough with many families who deserve more sit down restaurants with healthy and diverse cuisines.

The community has grown tremendously over the last few years and many of us spent significant money on our homes with the promise of a beautiful community with lots of good food and shopping options. I moved here from IL almost 2 hrs ago and am shocked by the lack of good food options. Please no more fast or fried food.

Thank you for your consideration.
Jeanie Cole
Jeanicole@outlook.Com

Sent from my iPhone

From: [Judy Digustino](#)
To: [Special Projects](#)
Subject: Drive thru
Date: Saturday, February 11, 2023 11:17:46 AM

Please we do not need any more drive through restaurants. We are over loaded already. We need decent restaurants.

Sent from my iPhone

From: [sfury65](#)
To: [Special Projects](#)
Subject: Drive thru amendments
Date: Saturday, February 11, 2023 5:48:02 PM

Please, Please, Please, pass this admentment and slow down the masive soread of drive through businesses on almost every intersection.
Surely developers can work harder to find more substantial businesses that will enhance our neighborhoods and property values.

Thank You
Dan & Jackie Stoecklin
10855 E Topaz Ave
Mesa, AZ 85212

Sent from Samsung tablet

From: [lindsay grockis](#)
To: [Special Projects](#)
Subject: Drive Thrus
Date: Thursday, February 9, 2023 4:39:36 PM

This is in regards to the SWC of Ellsworth and Warner and the proposal for Drive Thrus/Fast Food. As an Eastmark resident who lives close to that area, I will 100% not be going thru a drive thru restaurant and serving my family any fast food restaurant. The food is garbage at fast Food restaurants and I do not support them in any way.

Please consider healthy options so the families of Eastmark have some quality options for their families.

Lindsay Grockis
847-902-5849

From: [Tess Coon](#)
To: [Special Projects](#)
Subject: Drive Thrus
Date: Thursday, February 9, 2023 4:44:23 PM

Hello, I am writing regarding the recent suggestion for three different drive-through and Eastmark. Our community does not need drive thrus. This is an active community filled with children. We do not need unhealthy food.

From: [Gina sabatini](#)
To: [Special Projects](#)
Subject: Drive thrus
Date: Thursday, February 9, 2023 4:39:15 PM

To whom it may concern,

I am a long time Eastmark resident. I have two young children who attend the local schools. My husband and I both work in healthcare, and sometimes work long hours. We understand the importance of a healthy diet for our children, and fast food is not a good option. After a busy day at the hospital and no time left to cook dinner, it would be nice to have some healthy options close by Eastmark. We are tired of the drive thrus options. They are not good for our children and not good for the community. Please put some other healthy sit down restaurant options close by, specially in the new development SWC of Ellsworth and ray which the most recent plans were released.

Thank you for you consideration,
From a concerned parent and eastmark resident,

Gina Failla

Sent from my iPhone

From: [Kristina Wolff](#)
To: [Special Projects](#)
Subject: Drive thrus
Date: Thursday, February 9, 2023 5:19:29 PM

Hi,

I am a resident of Eastmark off Warner and Eastmark Pkwy. I have been made aware of a plan for 3 drive thru restaurants at the corner of Ellsworth/Warner and am writing to let you know that I am opposed. The area is already inundated with similar fare and my desire is for smaller businesses and sit down restaurants, which are currently lacking.

Thank you for your time,

Kristina Wolff

From: [Kelly McCrabb](#)
To: [Special Projects](#)
Subject: Drive thrus
Date: Thursday, February 9, 2023 5:23:01 PM

hello,

I am a resident of Eastmark and we were made aware today that the development going in on Ellsworth and Warner would contain multiple drive-through pads. I would like to voice my opinion that I do not want any additional fast food restaurants to come to that location.

Eastmark is a very diverse and affluent area that needs better restaurants and retail. The people of Eastmark will absolutely frequent those and those businesses will be successful. We have enough storage facilities, fast food, industrial in the area it's time to start bringing, some retail that the residents in this area would like.

Thank you for your time. Have a great night

Kelly McCrabb

From: [Krystle Scotford](#)
To: [Special Projects](#)
Subject: Drive Thrus
Date: Thursday, February 9, 2023 5:30:29 PM

Hello,

I am emailing in regards to the development plans of the SWC of Ellsworth and Warner. Please do not build any more fast food chain restaurants. We really need some sit down family style options over here.

We have (2) coffee shops, (4) fast food establishments already. We could really use some health food options and sit down restaurants, breakfast, one stop nutrition type place, PLEASE!!!!

Thank you for the consideration,

Krystle
Resident, Inpirian Park, Eastmark

Sent from my iPhone

From: [Janna Webster](#)
To: [Special Projects](#)
Subject: Drive Thrus
Date: Thursday, February 9, 2023 7:52:47 PM

I am a current resident of Eastmark and was informed of a commercial pad that is zoned for drive thru. Please do not put any more fast food chains in our area. With a Burger King, McDonalds and a Chipotle we have options. We only need to go north 2 miles for more options.
Thank you for taking this into consideration.

Janna

From: [Leslie Phipps](#)
To: [Special Projects](#)
Subject: Drive Thrus
Date: Friday, February 10, 2023 7:11:02 AM

Hello,

I live in Encore at Eastmark and I am opposed to more drive thru restaurants. We need some nice sit down restaurants in our area! We need to drive to Queen Creek or Gilbert at this time to have a nice restaurant dining experience. This is a perfect setting with such a large community to have sit down dining. Please consider this we were promised a vibrant area for dining and shopping when we moved here and so far I have not seen this happen.

Thank you for your time.

--

Leslie Phipps
408-314-8874

“Be kinder than necessary because everyone you meet is fighting some kind of battle.”

From: [Tara Phelps](#)
To: [Special Projects](#)
Subject: Drive Thrus
Date: Friday, February 10, 2023 9:04:51 PM

I would express my support for reconsidering drive thru permitting, however limits to 2 in an entire intersection is not high enough. 2 on each corner maybe, but I'd rather see the space be the limiting factor, not arbitrary numeric limits. The space should have minimums of square footage of building space but also square footage of parking/waiting in line space. The absolute worst part of drive thrus is when the line gets so long, it exceeds the space paid for by the restaurant and inconveniences businesses and drivers all around. They should be required to have planning for long drive thru lines for their busiest of times. If they can do that, they should be able to build more than 2 per corner. There's an empty corner at Crismon and Baseline for example that has one drive through in that entire intersection-if someone came and built 3 more, I wouldn't object as long as the traffic could be accommodated. Turning down drive thrus doesn't mean we will magically get a sit-down restaurant instead, it just means the drive thrus will go just outside the city limits to place like Sam Tan, and Apache Junction, Tempe etc where they might not have restrictions etc. I use drive thrus as most Americans do, and the more restaurants that add a drive thru, the happier I'll be. As long as there is space to accommodate the lines without blocking the streets.

Thank you,
Tara Phelps

From: [Pam Wallace](#)
To: [Special Projects](#)
Subject: Drive thrus
Date: Saturday, February 11, 2023 9:30:13 AM

Something needs to be done about the influx of fast food restaurants in our area, especially Burger King! The new generation eats healthier and needs better choices and so does our children to avoid continued obesity.

I beg you as a 67 year old woman to please step up to get better and healthier options in our community! Make it easier for small business owner with a dream to open cafes with clean, non preserved healthy food for us and my children and grandchildren.

We make it easy for these mega companies so how about helping the people and small business dreamers and give them what they want and need to live healthier.

I look forward to seeing and hearing about exciting new changes!

Regards,
Pamela Wallace
D6 resident
Mountain Ranch Community

From: [Amy Imbrescia](#)
To: [Special Projects](#)
Subject: Drive thrus
Date: Monday, February 13, 2023 6:59:21 AM

As a resident of Eastmark, I am begging you to please stop putting drive- through restaurants here in our area. We were promised an entirely different world than the one that is being developed. What was once a relatively elegant community is now degraded by surrounding itself with apartment complexes, and data centers and tilt-ups. The charm that was once Eastmark is starting to lose its sparkle very quickly. The very least you could do is start targeting higher end restaurant concepts, Fox restaurant concepts, upwards projects or those of the like. We are watching Gilbert and Queen Creeks are past us exponentially. All our tax dollars get spent in Gilbert and Queen Creek because none of the shops and restaurants and boutiques that we were promised have showed up. Please stop with the fast food.... Please.
Amy Imbrescia

From: [Delain Ritchey](#)
To: [Special Projects](#)
Subject: Drive Thrus- Ellsworth and Warner
Date: Thursday, February 9, 2023 5:01:56 PM

Hi,

I am writing to strongly oppose more drive thrus around Eastmark! This neighborhood desperately needs restaurants and entertainment that people can do, rather than quickly drive through. We have so many drive through a close enough to us, we don't need anymore!

Please help make this happen for all the residents of Eastmark and Cadence.

I appreciate your time.

Delain Ritchey

From: [Dianne Biscoe](#)
To: [Special Projects](#)
Subject: Drive thrus
Date: Thursday, February 9, 2023 4:36:35 PM

I cannot believe the only businesses that want to build in the Eastmark area are drive thru restaurants! How about a nice sit down restaurant for a change?!

Thank you

Dianne Biscoe

The Estates of Eastmark

--

"Nothing is ever too much to do for a child". Mary Virginia Merrick candidate for sainthood

From: [Beth Wagner](#)
To: [Special Projects](#)
Subject: Drive-thru amendment- yes
Date: Friday, February 10, 2023 8:38:42 PM

[EXHIBIT 1: DRIVE-THRU AMENDMENTS](#)

[EXHIBIT 2: SECTION 11-31-18 REPEAL AND REPLACE](#)

I support the repeal and replace language as stated in Exhibit 2. Thank you for recognizing the need for this change to enhance safety, livability, and value of Mesa residential communities.

Regards,
Beth Wagner
beth.wagner57@cox.net

From: [Amy Daria](#)
To: [Special Projects](#)
Subject: Drive-thru restaurants - Ellsworth and Warner Rd in Eastmark
Date: Friday, February 10, 2023 11:13:51 AM

To Whom It May Concern,

I would like to submit this email as my opposition the decision to include drive-thru restaurants in the site plan for the SWC of Ellsworth and Warner Road. I have been a resident of Eastmark since August 2014, and have been deeply disappointed in the surrounding developments we have seen over the last several years. When we moved to Eastmark in 2014, we were told that the community would be designed to be similar to Verrado - which includes a variety of retail and dining options for the residents of the community. At that time, GCU was going to build a campus here, there was going to be a resort type hotel in this area, and many other businesses - THAT HAVE NEVER BEEN BUILT. We are beyond disappointed that the community we thought we were buying into has NEVER come to fruition.

Instead we have witnessed an overabundance of manufacturing buildings that have killed the absolute beauty and excitement of this area and the Eastmark community. While I understand that there needs to be food options available for the employees of these manufacturing sites, I do not support cluttering this area with several fast food drive-thru options to accommodate the unwanted manufacturing community - when the residential community of Eastmark HAVE YET TO BE SERVED with the retail and dining options that we have been wishing for, for almost 10 years!!! What is it going to take for the City of Mesa to finally accommodate the residents of this area?

I would like to request that dining options be added to the manufacturing buildings themselves, and save the space for the residents who live in this area. As a resident - I have spent the last 9+ years going to the surrounding areas of Eastmark to get what we need. When is Mesa going to bring true retail and dining options to Eastmark?

I greatly oppose this site plan, and request that my feedback be submitted.

Thank you for your time,

Sincerely,
Amy Daria
5003 S. Pulse Terrace
Mesa, AZ 85212
Eastmark Resident since 2014

From: [Susan Rolon](#)
To: [Special Projects](#)
Subject: Drive-thru restaurants
Date: Thursday, February 9, 2023 6:05:22 PM

My name is Susan Rolon. My husband, Jose Rolon, and I are residents in the Eastmark community. We are in opposition to more drive-thru restaurants. We have plenty fast food type drive-thru facilities in this area as it is. We need more sit down restaurants in this area.

Thank you
Susan Rolon
Sent from my iPhone

From: [An Lore](#)
To: [Special Projects](#)
Subject: Drive-Thru's
Date: Thursday, February 9, 2023 4:40:48 PM

Good afternoon,

I'm a resident in Eastmark and understand that there is a proposal to add 3 more fast food type establishments near Warner/Ellsworth. While the thought of reducing the drive to the nearest junk food by a mile or two is astonishing, for the love of god, nobody in Eastmark wants more fast food.

We were lied to and promised shopping and restaurants. Not data centers galore, car dealerships and unlimited fast food places. we want mom and pop shops who we can support.

Please stop screwing us over and listen to what we want. Enough is enough.

Cheers,
Andreas Lorenz

Sent from my iPhone

From: [KYLE WEITMAN](#)
To: [Special Projects](#)
Subject: Drive-thru
Date: Thursday, February 9, 2023 7:44:32 PM

We are residents of eastmark and have concerns over the possible plans for more Drive-thru's built on SWC of Ellsworth/warner. While these can be very convenient we need to have sit down restaruants that provide healthy food...Please no more drive thru in this area!

Debbie Weitman

From: [Christian Goehring](#)
To: [Special Projects](#)
Cc: [Mayor](#); [Council](#)
Subject: Drive-Thrus - Eastmark
Date: Thursday, February 9, 2023 5:12:13 PM

To whom it may concern,

As an original resident of Eastmark, having purchased my home 9 years ago now, it has been painful seeing everything that Eastmark was "supposed to be" be replaced by nothing but concrete monstrosities (Millions of SQFT of warehouses and data centers). Eastmark was to be a nice middle class neighborhood with many nearby amenities and quality restaurants. Sadly, none of this has occurred. It is shameful that the only part of the original Eastmark vision to become reality is the fire station. The last thing we need on the SWC of Ellsworth and Warner is more disastrous fast food. We are already surrounded by McDonalds, Burger King, Jack in the Box, Black Rock Coffee, Starbucks. Enough is enough. It is abundantly clear where the City of Mesa's loyalty and interests lie, and it is disgracefully disappointing that it does not lie with the residents of their city. Eastmark and the immediate surrounding area is turning into a concrete jungle much like lower Buckeye... need I say more. I did not buy my home to be encircled by nothing but warehouses and data centers on 3 sides. It is time to bring some quality establishments and high-paying jobs into the area - which will not be found in data centers or warehouses.

ENOUGH IS ENOUGH!!!

Respectfully,

Christian Goehring
5022 S Advant Ter
Mesa, AZ 85212

From: [Jocelyn Meira](#)
To: [Special Projects](#)
Subject: Drive-Thrus - Opposing
Date: Thursday, February 9, 2023 8:11:07 PM

Hello -

I am a resident of Eastmark.

Our community was not asked for feedback in any forum. The lack of transparency and appropriate engagement is unprofessional.

I oppose fast-food drive-thrus.

Our communities do not need more unhealthy food options. If the drive-thrus provide healthy options like Salad-n-Go or other healthier choices, then that would be great.

Thank you for your time and consideration.

Jocelyn Meira

--

Best Regards,

Jocelyn Ventura | 928-208-3342

From: [Jerry Hingtgen](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 5:02:11 PM

To Whom it May Concern,

I strongly Oppose the planned development of drive-thrus at the SWC of Ellsworth and Warner. We as a community, Eastmark have far too many drive-thru style restaurants. What we need residents demand from the city is family sit down restaurants that Gilbert and other cities have no problem attracting.

Jerry Hingtgen
480-636-6289
4019 S Zeus
Mesa,AZ 85212

From: [Jennyfer LaBuff](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 5:14:31 PM

I live in Eastmark and heard there is a development suggesting more drive-thru restaurants. This is not what we need in our area. We have Jack in the box, two McDonald's, two Burger Kings, Salad and Go, Someburros, and the lobster drive thru. While I appreciate the convenience, we don't need to saturate our areas with these options. We need more diversity and healthy options in this area. I would be disappointed to see more fast food and drive thru built because that is not what the people in our area want.

Thank you,
Jennyfer LaBuff
480.270.2466

Get [Outlook for Android](#)

From: [Jeff Glover](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 5:17:54 PM

PLEASE NO MORE FAST FOOD YOU'RE RUINING OUR COMMUNITY!!!!

From: bibbster.a
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 5:33:54 PM

Hi,

We would really love a Salad and Go, or Filibertos, a Portillos, or something more Mexican-based cuisine! A Pei Wei would be appreciated..or a Cornish Pasty! Chick-fil-A or Canes are always yummy!! No more generic boring places like McDonalds or Burger King, please!

Thanks!
-Eastmark resident

Sent from my Verizon, Samsung Galaxy smartphone

From: [Debbie Hale](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 6:49:15 PM

I think we need actually restaurants that makes good food and a great place to eat. I'm tired of us getting Jack in the box or Burger King and Macdonalds or those types of things. Listen to us and put in actual restaurants . I would love to see a teppanyaki restaurant or a great Italian or seafood restaurant. Or something like Blue 32 or REDWHITEBREW BOLD AMERICAN DINING. We need those type of restaurants near Eastmark. We need to feel like you all are listening and that you care about the families living here and pay taxes .So far you don't act like that or that we even exist. Please listen!!!

Thank you for listening.

Debbie Hale
4607 S Easton Ln
Mesa, Az. 85212

From: [Mandy Pierson](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 6:56:57 PM

I'm an Eastmark resident and was recently informed of development on the SWC of Ellsworth and Warner that included three drive-thru restaurants. As a person with young kids and the fact that there are many people in this area with young kids I think drive thrus are great and helpful. I would just hope that there could be some healthier options if possible. Maybe a Salad and Go or something like that. But I also love the idea of having some nice sit down places to eat as well, so a variety of options.

Thank you for your time,
Mandy Pierson

From: [Kate Lyons](#)
To: [Special Projects](#)
Subject: Drive-thrus
Date: Thursday, February 9, 2023 7:00:08 PM

Hello! I wanted to reach out about the development going in on the southwest corner of Ellsworth and Warner in East Mesa. I oppose the proposed drive-thru restaurants. We have plenty of those in Eastmark and surrounding areas. We need restaurants that are unique, healthy, and affordable. Some thing that brings character to our community, I would support small businesses or franchises that offer healthy food. Thank you

Kate Lyons
5238 S Wesley
Mesa 85212

Sent from my iPhone

From: [Jamie Mears](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Thursday, February 9, 2023 7:29:59 PM

Hello -

I was informed today of preliminary site plans on the SWC of Ellsworth and Warner that includes 3 drive through pads. As a homeowner in Eastmark, I want to express my concern over more drive thru fast food restaurants being placed in this area. There are already so many is such a close proximity. This area needs more sit down restaurants and upscale dining and absolutely does not need more fast food places. I am strongly against this site plan.

Thank you,

Jamie Mears

Sent from my iPhone

From: [Maria Funicello](#)
To: [Special Projects](#)
Subject: Drive-Thrus
Date: Friday, February 10, 2023 5:00:21 AM

Hello,

I'm an Eastmark resident and would prefer no new drive-thrus on Ellsworth/Warner. However, if they must go up, I would prefer a coffee place, healthy food, or upscale food option.

Thanks,

Maria Funicello

From: [Chris Scott](#)
To: [Special Projects](#)
Subject: Drive-thrus
Date: Friday, February 10, 2023 11:06:24 AM

Hi, we are Eastmark residents, notified by councilmember Somers about the proposed development at the SWC of Ellsworth and Warner. We feel adding more fast food drive thrus is contrary to the goals of the Eastmark area. And three of them side by side should definitely not be encouraged.

Thanks

Christopher and Kristen Scott
10265 E Palladium Drive

From: [Myra O'Ferrall](#)
To: [Special Projects](#)
Subject: Drive-Thrus proposed
Date: Friday, February 10, 2023 6:41:56 AM

Dear Mesa Governing Council,

I am a homeowner in the Eastmark Innovation Park community. We just became aware of the preliminary site plan for 3-drive thru restaurants at the southwest corner of Ellsworth and Warner roads. There are numerous Drive-Thrus already built or planned that are fast food restaurants (e.g, 7-McDonalds in a 5-mile radius). We do not want anymore fast food restaurants with drive thrus. We want non-chain restaurants run by local businesses that we can enjoy a sit down meal with fellow residents/family and friends. There will be plenty of support for anything other than drive thru restaurants in our community.

Thank you for your support.
Myra O'Ferrall
Eastmark Innovation Park

From: [John Woodham](#)
To: [Special Projects](#)
Subject: Drive-thrus
Date: Thursday, February 9, 2023 4:59:28 PM

Good Afternoon,

This message is in reference to the commercial development at SW corner of Ellsworth and Elliot. As an Eastmark resident, I highly object to the addition of more drive-thru restaurants in our area. Please consider "sit down" non fast food type of establishments. Thank you.

John Woodham
760-464-4944

From: [TC Properties](#)
To: [Special Projects](#)
Subject: Eastmark Drive-Thrus
Date: Thursday, February 9, 2023 8:36:33 PM

To Whom it May Concern,

I am a current resident of Eastmark. My husband and I have lived here since January 2017. The original plan for this growing community was to have a small town feel within the borders of Eastmark. We were sold on the vision of having something special and unique. The current commercial development is the exact opposite of that. We are beginning to fill up with strip malls and fast food options all around. This is not what the residents want or signed up for originally.

It was just brought to our attention that three drive thru pads have been proposed for the SWC of Ellsworth and Warner road in Eastmark. I am expressing concern for more fast food options added to this community, that will soon run out of land to put new developments. Please do not allow the original vision of Eastmark be lost to a concrete jungle of generic fast food options that can be found in every strip mall within a 5 mile radius.

Sincerely,

A concerned Eastmark Resident
Courtney Loven

From: [Nana Appiah](#)
To: [Kellie Rorex](#)
Subject: FW: D6 Limit on Drive Thru Restaurants.
Date: Monday, October 31, 2022 4:55:58 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 3:31 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: D6 Limit on Drive Thru Restaurants.

Begin forwarded message:

From: Sarah Janes-ByBee <sbybee01@hotmail.com>
Date: October 31, 2022 at 3:26:00 PM MST
To: Council <council@mesaaz.gov>, Council <council@mesaaz.gov>
Subject: D6 Limit on Drive Thru Restaurants.

Please put a restriction on the amount of Drive Thru Restaurants in D6. I would like to see more sit-down establishments.

Thank you,
Sarah ByBee
11330 E Queensborough Ave
Mesa, AZ 85212

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: D6
Date: Tuesday, November 1, 2022 11:24:09 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Tuesday, November 1, 2022 11:24 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: D6

Begin forwarded message:

From: Trisha Scholander <trishad22@gmail.com>
Date: November 1, 2022 at 11:06:25 AM MST
To: Council <council@mesaaz.gov>
Subject: D6

Hello All

Wanted to email you all to please reconsider how many fast food chains there are in this community! I am a resident of Bella Via Ray & Single butte and have been residing here since my home was built. However this isn't how I ever pictured my neighborhood to be! We are lacking dining options other then fast food! Along with entertainment and shopping! It's just my husband & I mid 40s and we travel to gilbert and queen creek and tempe scottsdale to dine out to nice sit down restaurants and good shopping! Please reconsider all the drive thrus ..and mediocre shops! I would love to spend money a little closer to home. There is nothing but data centers now and fast food

From: [Nana Appiah](#)
To: [Kellie Rorex](#); [Rachel Nettles](#)
Subject: FW: Drive thru food limit
Date: Tuesday, November 1, 2022 8:14:07 AM
Attachments: [image_123986672.JPG](#)

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 9:34 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Drive thru food limit

Begin forwarded message:

From: Pam Wallace <quintanahouse85212@gmail.com>
Date: October 31, 2022 at 8:41:15 PM MST
To: Council <council@mesaaz.gov>
Subject: Drive thru food limit

As a resident of D6 since 2009 I have witnessed so much progress in our district, some good some bad.

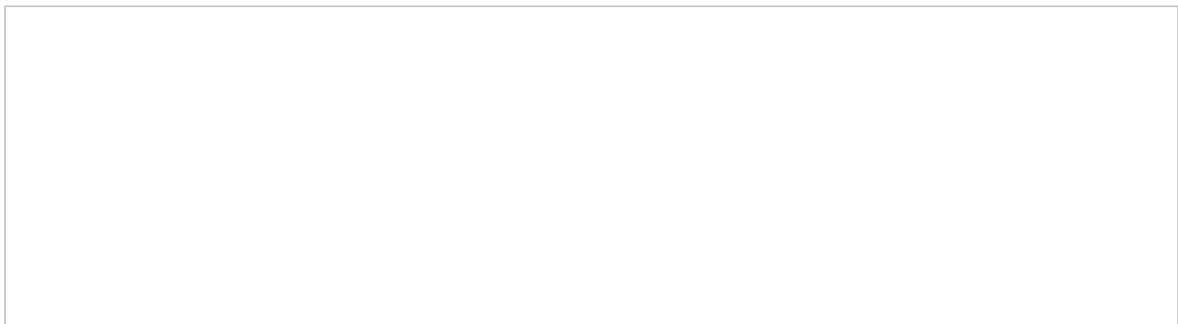
We need to limit the amount and/or distance of fast food establishments, especially Burger King. We had Guadalupe/SB, then Southern/Crismon and Cadence. I have attached a list.

We need to encourage healthier options and sit down restaurants and sports bar grills. The new generation is NOT fast food BL or McDonald's customers. Read the growth of your constituents.

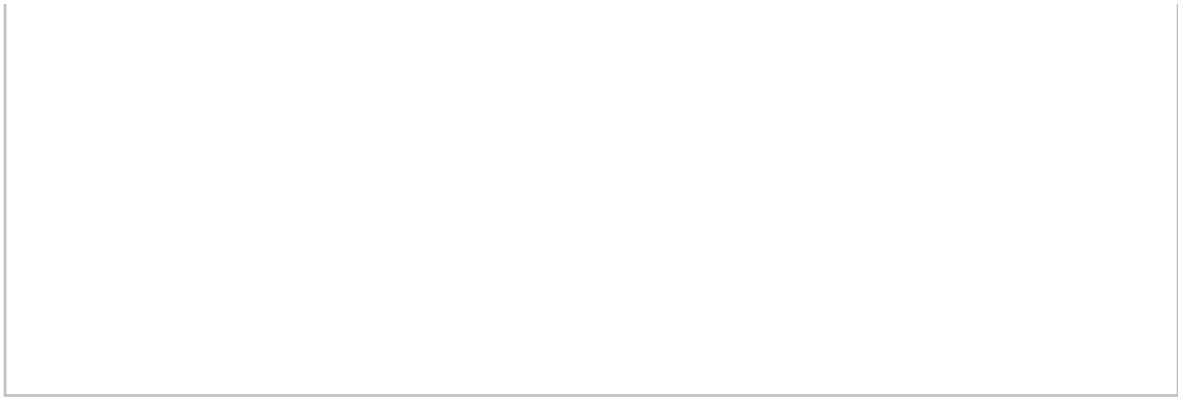
The one thing I would love to see and know is impossible now is a drive thru dairy! Find someone and I guarantee they would be millionaires. I have spoke to so many women that would love it.

I appreciate you time and hope you take the time to listen to the people of D6.

Regards,
Pamela Wallace
D6 Resident
Mountain Ranch







From: [Mary Kopaskie-Brown](#)
To: [Kellie Rorex](#)
Cc: [Rachel Nettles](#)
Subject: FW: Drive Thru Zoning Ordinance update (item 1C, May 25, 2023)
Date: Monday, June 5, 2023 7:11:46 AM
Attachments: [image001.png](#)

FYI too

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays



From: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Sent: Monday, June 5, 2023 7:12 AM
To: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Cc: Nana Appiah <Nana.Appiah@mesaaz.gov>; Rachel Nettles <Rachel.Nettles@MesaAZ.gov>
Subject: RE: Drive Thru Zoning Ordinance update (item 1C, May 25, 2023)

Good morning Councilmember Somers

Thank you for forwarding this information on to us!

We appreciate it!

Mary Kopaskie-Brown, AICP, OPPI, CIP
Planning Director
City of Mesa
480-644-3850
mary.kopaskie-brown@mesaaz.gov
M-Th (7am to 6pm) – Closed Holidays and Fridays



From: Councilmember Somers <Councilmember.Somers@MesaAZ.gov>
Sent: Friday, June 2, 2023 7:54 AM
To: Mary Kopaskie-Brown <Mary.Kopaskie-Brown@mesaaz.gov>
Cc: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Drive Thru Zoning Ordinance update (item 1C, May 25, 2023)

Scott Somers
Councilmember
Mesa City Council, District 6

Begin forwarded message:

From: Ryan Wozniak <ryanwoz@gmail.com>
Date: June 2, 2023 at 12:03:08 AM PDT
To: Council <Council@mesaaz.gov>
Subject: Drive Thru Zoning Ordinance update (item 1C, May 25, 2023)

Dear Mayor and City Council,

Discussion during May 25 study session inspires my email.

As a long time active community member and planning expert, I write to you to help highlight an omission during the discussion of the Drive Thru standards found in the Zoning Ordinance.

As charged by state statutes, the primary purpose of Zoning regulations are to protect safety and general welfare. Therefore, I support the inclusion of the traffic impact study, but would encourage the Council to consider the priority of transportation mode the driveways touch. This is IMPORTANT because if pedestrian safety and comfort are to be prioritized for the neighborhood or the downtown, it is absolutely inconsistent to accommodate heavier traffic thru a site, across a sidewalk that introduces more conflicts where the pedestrian is prioritized.

RECOMMENDATION: Ensure the traffic study requirements document the road/street priorities, and if pedestrian comfort and safety are paramount, the traffic flow should NOT degrade this safety condition.

Secondly, land use efficiency is clearly lost when a restaurant site has to absorb both parking standards, queuing standards, lanes, idling, and special reserved parking spaces. I would caution the fiscal impacts of tax revenues per acre to ensure the development pays its fair share for the land and infrastructure allocation it impacts.

RECOMMENDATION: Task staff to set a minimum area of sensitive zoning districts (i.e. industrial and neighborhood commercial) to ensure said sites remain viable for primary uses. This standard could ensure the standard is not subjective and keeps the permission in a by-right process.

Thank you for your attention to this matter,
Ryan Wozniak, AICP

1301 W 9th St, Mesa, AZ 85201
313-384-9095

From: [Nana Appiah](#)
To: [Kellie Rorex](#)
Subject: FW: Drive-thru restrictions
Date: Monday, October 31, 2022 3:09:48 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 2:36 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Drive-thru restrictions

Begin forwarded message:

From: Matt Neill <beetleneill@hotmail.com>
Date: October 31, 2022 at 1:58:26 PM MST
To: Council <council@mesaaz.gov>
Subject: Drive-thru restrictions

To whom it may concern,

I would ask that a proposed restriction on drive-thru establishments be made to limit the constant influx of this type of service in our district. The placement of these businesses are generally unwarranted given their already close proximity in, and surrounding, the district.

Families need and deserve more sit-down orientated establishments. This would also foster the out-of-car shopping that could bolster other on-site, non food-based, businesses, many of which are operated by local residents.

Class up District 6 please, we don't want to be all warehouse, data centers, and fast food...

Regards,

Matthew Neill
Eastmark Community resident

From: [Nana Appiah](#)
To: [Kellie Rorex](#); [Rachel Nettles](#)
Subject: FW: I support the following ordinance
Date: Tuesday, November 1, 2022 8:14:15 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 9:33 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: I support the following ordinance

Begin forwarded message:

From: Megan Tyree <mmtyree10@yahoo.com>
Date: October 31, 2022 at 8:59:08 PM MST
To: Council <council@mesaaz.gov>
Subject: I support the following ordinance

I support the following ordinance

Ok D6, over the years our district has been inundated with drive-thru after drive-thru with little to no activity in the realm of actual sit down restaurants. I listened to you all and I've pushed for an ordinance that would limit the number of drive-thru restaurants on any one property. The development community is up in arms because they don't want restrictions that would keep them from bringing more McDonalds and Burger Kings to D6.

If you support limiting the number of drive-thru restaurants, please email council and let us know you support the ordinance.

Thanks D6!

Updated to include email:

Council@mesaz.gov

Sent from my iPhone

From: [Nana Appiah](#)
To: [Kellie Rorex](#); [Rachel Nettles](#)
Subject: FW: No Drive Thru - Resident of D6
Date: Tuesday, November 1, 2022 8:14:01 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 9:34 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: No Drive Thru - Resident of D6

Begin forwarded message:

From: "Chris M." <muttone@gmail.com>
Date: October 31, 2022 at 8:28:55 PM MST
To: Council <council@mesaaz.gov>
Subject: No Drive Thru - Resident of D6

Please no more drive-thru crammed into these tight spaces. Development should mean sit down restaurants and preferably, non-chain locations.

We are already in short labor supply and it doesn't help to keep popping up these drive thrus that can't even hire enough employees to offer quality service.

Parking lots are packed with tight spaces and little room to maneuver. Try grabbing a coffee at Ray and Ellsworth, great job on the planning review there.

Please work for the people and not the developers.

Thanks,

Chris Macias
Long time resident of 85212

From: [Nana Appiah](#)
To: [Kellie Rorex](#); [Rachel Nettles](#)
Subject: FW: No More Drive Thru Restaurants!
Date: Wednesday, November 16, 2022 1:31:28 PM

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Tuesday, November 1, 2022 9:26 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: No More Drive Thru Restaurants!

Begin forwarded message:

From: Laura Cervantes <teamcervantes2017@gmail.com>
Date: November 1, 2022 at 5:48:37 PM MST
To: Council <council@mesaaz.gov>
Subject: No More Drive Thru Restaurants!

I support Councilman Thompson's stance on limiting drive thru restaurants!! We have enough!!!

Please Stop!!

Cervantes Family

Sent from my iPhone

From: [Nana Appiah](#)
To: [Kellie Rorex](#)
Cc: [Rachel Nettles](#)
Subject: FW: No more drive thrus!!!
Date: Monday, October 31, 2022 4:54:33 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, October 31, 2022 4:35 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: No more drive thrus!!!

Begin forwarded message:

From: Deanna Mariner <deannamariner@gmail.com>
Date: October 31, 2022 at 4:22:43 PM MST
To: Council <council@mesaaz.gov>
Subject: No more drive thrus!!!

I 10000000% support limiting the number of drive-thru restaurants. I want places nearby that I can hang out with friends for happy hour or brunch, have date nights with my husband, and ultimately take our families. We have enough drive thrus.

Sent from my iPhone

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Support for limiting fast food restaurants
Date: Tuesday, November 1, 2022 2:35:30 PM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Tuesday, November 1, 2022 2:27 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Support for limiting fast food restaurants

Begin forwarded message:

From: Scott Powell <scottyboy1984@gmail.com>
Date: November 1, 2022 at 1:15:55 PM MST
To: Council <council@mesaaz.gov>
Subject: Support for limiting fast food restaurants

Im a resident in district 6 and want to voice my support for an ordinance to limit fast food restaurants. We have so many fast food restaurants, and not even a great variety of them! There are 3 Burger Kings and 3 McDonald's all within 1.5 miles of my house. I appreciated the newest option of Angie's Lobsters, but there is no great environment like downtown Gilbert in our city. I enjoy being a patron of Fat Willy's and Parrish's near my neighborhood and would like more sit down restaurant options like that for the family.

Sincerely,

Scott Powell

From: [Nana Appiah](#)
To: [Rachel Nettles](#); [Kellie Rorex](#)
Subject: FW: Too many drive through and fast food locations in D6!
Date: Thursday, November 3, 2022 7:52:11 AM

Nana Appiah, PhD, AICP
Development Services Department Director
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Thursday, November 3, 2022 6:05 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Too many drive through and fast food locations in D6!

Begin forwarded message:

From: bmerrittj32 <bmerrittj32@gmail.com>
Date: November 3, 2022 at 5:25:02 AM MST
To: Council <council@mesaaz.gov>
Subject: Too many drive through and fast food locations in D6!

Hello,

Please limit the amount of fast food restaurants being built in D6. People are unhealthy enough, and we are surrounded by Burger King's and McDonald's. We need more sit down restaurants and some healthy options.

Thank you
Brandy Johnson

From: [Kirbi Doty](#)
To: [Special Projects](#)
Subject: Fwd: Drive-thrus
Date: Thursday, February 9, 2023 5:04:00 PM

Hello and thank you for taking the time to read my email! Please don't put in anymore drive-thru restaurants near Eastmark and Cadence. We have an abundance of fast food options nearby but what we'd really love is casual dining, fine dining and places for experiences like Axe Throwing, a place to go dancing (not a club but maybe a bar with a dance floor), small performance venue like Hale Theatre or Ikeda Theatre in downtown Mesa, pinot's palette, arcades, and not kids activity options like ninja warrior/parkour gyms, nearby community center for all the wonderful classes and activities offered through the parks and recs program. There are so many people here who love to go and do but every time we do we have to go somewhere else to do it.

Thank you!

Thanks,

Kirbi Doty
480.217.2855

From: [Kim Van Riper](#)
To: [Special Projects](#)
Subject: Lay persons view on proposed drivethrough standards
Date: Tuesday, November 1, 2022 6:06:21 PM

Thank you for having this meeting! I am a resident without any commercial property interest in Mesa. I have to say everything city staff said was right on the money! Having identified an issue with lack of sit down restaurants, it is reasonable to put forth these standards. It is wonderful to hear that the city is working to bring diversity of businesses to Mesa. Thank you!

Kimberly Van Riper

From: [Sheila Logan](#)
To: [Special Projects](#)
Subject: preliminary site plan for the SWC of Ellsworth/Warner
Date: Thursday, February 9, 2023 5:21:08 PM

To whom it may concern,

I am a resident of Eastmark. After seeing these plans I am highly disappointed that once again the City of Mesa is considering more drive through style restaurants. When we purchased our property 6 years ago we were promised upscale shopping, dining, and activities. They have never materialized. The best Mesa has done in our local neighborhood of \$500,000-1,200,000.00 homes is a Jack in the Box and a Taco place. We would love to see vendors similar to Postinos, Liberty Market, Steak and Stone, etc.. for sit down dining in our area. As it is, residents currently leave Mesa, taking their \$\$ with them, for nearby Queen Creek and Gilbert to enjoy great food which could be easily available in Mesa would stop allowing these developers to bring the low end drive thrus in and start encouraging more of what Eastmark wants.

Sincerely,
Sheila Logan

From: [Linda Rand](#)
To: [Special Projects](#)
Subject: Re: Drive-thrus
Date: Monday, February 13, 2023 9:33:06 PM

Excuse me, apparently I should have said no fast food!!!!

On Mon, Feb 13, 2023, 9:31 PM Linda Rand <linda.rand51@gmail.com> wrote:

Stop the drive-thru near Eastmark!

Referencing the SWC of Ellsworth /Warner.

Listen to your constituents for a change!

Linda Rand

From: [Cathy Harrison](#)
To: [Special Projects](#)
Subject: Special Projects
Date: Saturday, February 11, 2023 9:39:00 AM

As a 7 year resident of Encore in Eastmark, I am writing in opposition to the proposed 3 drive in proposal at Warner and Ellsworth.

We have been waiting for years for some decent sit-down restaurant options and don't understand why all these drive thrus are the only ones greenlighted by Mesa.

Not only does this affect or quality of life but the value of our properties as future buyers want nice retail options like shipping and nice restaurants.

Cathy Aron
10115 Tiger Lily Avenue
Mesa, AZ

Sent from my iPhone

From: [Douglas Franklin](#)
To: [Special Projects](#)
Subject: SWC of Ellsworth & Warner Drive-Thru QSRs
Date: Friday, February 10, 2023 6:27:48 AM

Good Morning,

I am an Eastmark resident and it's come to my attention that there are plans to bring more quick service restaurant drive-thrus to the Eastmark area. I would urge you to reconsider as this is not really inline with the values of the Eastmark development. Eastmark promotes health, wellness, and community and those values are not mirrored by the fast food industry.

Perhaps a better plan is to bring restaurants that allow people to gather and consume actual food, not a heavily processed version of food. We already have most of the major QSRs in the area so we really aren't lacking. If a resident chooses to select a drive-thru meal, it's available to them. However, my family will not support any such business in the community.

I thank you in advance for your consideration.

--

Doug Franklin
dougfranklin80@gmail.com
630-740-7098

From: TK <schwinridertk@gmail.com>

Sent: Tuesday, September 12, 2023 4:51 AM

To: Special Projects <SpecialProjects@mesaaz.gov>; pmaryniak@timeslocalmedia.com; Council <Council@mesaaz.gov>

Subject: Drive-thru feedback

I'm really disappointed, no, dismayed at the roll-back of drive-thru changes that might have actually been beneficial to homeowners and their good neighborhoods. However, I shouldn't be surprised that the City of Mesa has once again caved to developers and their insatiable quest to cheapen this city to maximise profit. Couple this with Planning and Zoning and Council's complete lack of a backbone when it comes to adhering to original zoning (this city's promise to its citizens) and you now have the perfect storm where residents feel they have nowhere to turn for recourse. Planning and Zoning "lives, works and plays" in an echo chamber of developer self interests. This Board is stacked with like minded members who more often than not use their own personal situations as a basis for their votes. Merit and homeowner's opposition are not in their DNA. This does not bode well for Mesa's citizens looking for an unbiased voice as Planning and Zoning rubber-stamps everything that is presented by developers. No shock either that Planning and Zoning cowers in the face of land use attorneys' protestations. It was clear at the start of this meeting (you could feel it) that the City had walked back most of the changes. It was a "Deer in the headlights" moment.

With the kind of representation we are getting, the City of Mesa is fast becoming the cracker-box apartment/fast-food capital of Arizona.

Anthony Kelley
Ridgeview

xc: Mayor and Council, Editor, Mesa Tribune, Scott Shumaker, East Valley Tribune