

****Public Hearing Notification by City of Mesa Planning Division****

(Planning & Zoning Board Hearing – WHATABURGER RESTAURANT WITH DRIVE-THRU)

Dear Neighbor,

We have applied for **SITE PLAN REVIEW** for the property located at **365 SOUTH POWER ROAD – NEC POWER ROAD AND BROADWAY ROAD, MESA ARIZONA**. This request is for the development of a **WHATABURGER RESTAURANT WITH DRIVE-THRU**. The case number assigned to this project is **ZON23-01002**.

This letter is being sent to all property owners within **1000 feet** of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me **Clint Basham** at 480-588-7226 or e-mail me at Clint@azseg.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 10, 2024 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to **Kwasi Abebrese, Planner II** of their Planning Division staff. He can be reached at 480-644-2764 or Kwasi.Abebrese@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,





Whataburger Mesa

365 S. Power Road

Citizen Participation Plan



(Example Rendering)

Request:
Design Review and **Site Plan Review** for a proposed fast-food restaurant located at 365 S. Power Rd., Mesa, AZ

Date: March 25, 2024



Purpose

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the property for a design review and site plan application for the development of a new 2-lane Whataburger Drive-Through Restaurant located at 365 S. Power Road. This plan will ensure that those affected by this application(s) will have an adequate opportunity to learn about and comment on the proposal.

Applicant Contact

Clint Basham
Planning and Entitlement Manager
Sustainability Engineering Group, LLC
5240 N 16th Street, Suite 105
Phoenix, Arizona 85016
Phone: 480-237-2511
Email: Clint@azseg.com

City of Mesa Contact

Kwasi Abebrese, Planner I
City of Mesa
55 N Center Street
Mesa, Arizona 85201
Phone: 480-644-2764
Email: Kwasi.Abebrese@mesaaz.gov

Pre-Application Meeting

A pre-application meeting with the City of Mesa planning staff was held on March 28, 2023. The purpose of the pre-application meeting was for staff to conduct a review of the preliminary site plan and provide design recommendations.

Action Plan

In order to provide effective citizen participation in conjunction with their applications, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list of property owners was provided by City Staff via DIMES consisting of neighbors within 1,000' of the property.
2. A contact list of registered neighborhood associations and HOAs within 1 mile of the property was provided by City Staff via DIMES.
3. For each application hearing required for citizens and agencies, notifications letters will be sent out. Notification process will contain the following details:
 - All registered neighborhood associations and HOAs within 1 mile and property owners within 1000 ft. of the development site as required per Sec. 11-67-5.
4. Any Property Owners/HOAs listed on the contact list will receive a "Notice of Public Hearing" letter describing the application's request, project details, a copy of the site plan and notification of the time/date of the hearings.
5. Sign posting of applications details and PZ hearing and Design Review Board dates. Sign posting to be posted within 15 days prior to each hearing/meeting date.

Schedule

Pre-Submittal Application Submittal – February 27, 2023

Pre-Submittal Meeting – March 28, 2023

1st Site Plan Review Application Submittal – 12/8/23

Comments 1/2/24

2nd Site Plan Submittal 2/12/24

3rd Site Plan Submittal 3/15/24

Notification Letter Mailing – March 26, 2024

Attachments

Site Plan

Building Elevations



Exhibits:

Exhibit A – Notification Letter Attachments

Exhibit B – Notification List (addresses provided by City of Mesa)

Exhibit C – 1,000' Property Owner Radius Map



Exhibit A
Notification Letter Attachments

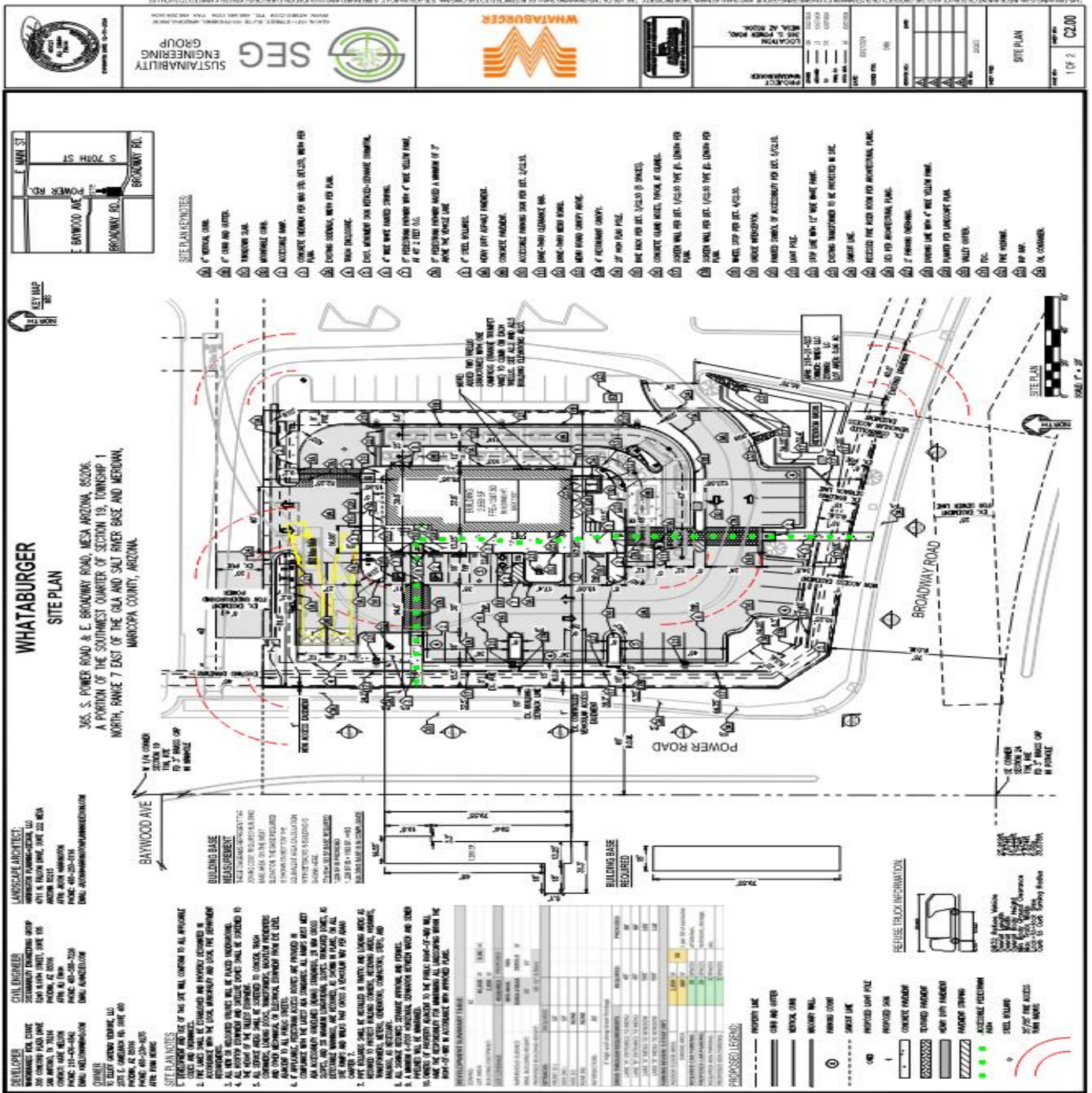


Exhibit A
Notification Letter Attachments

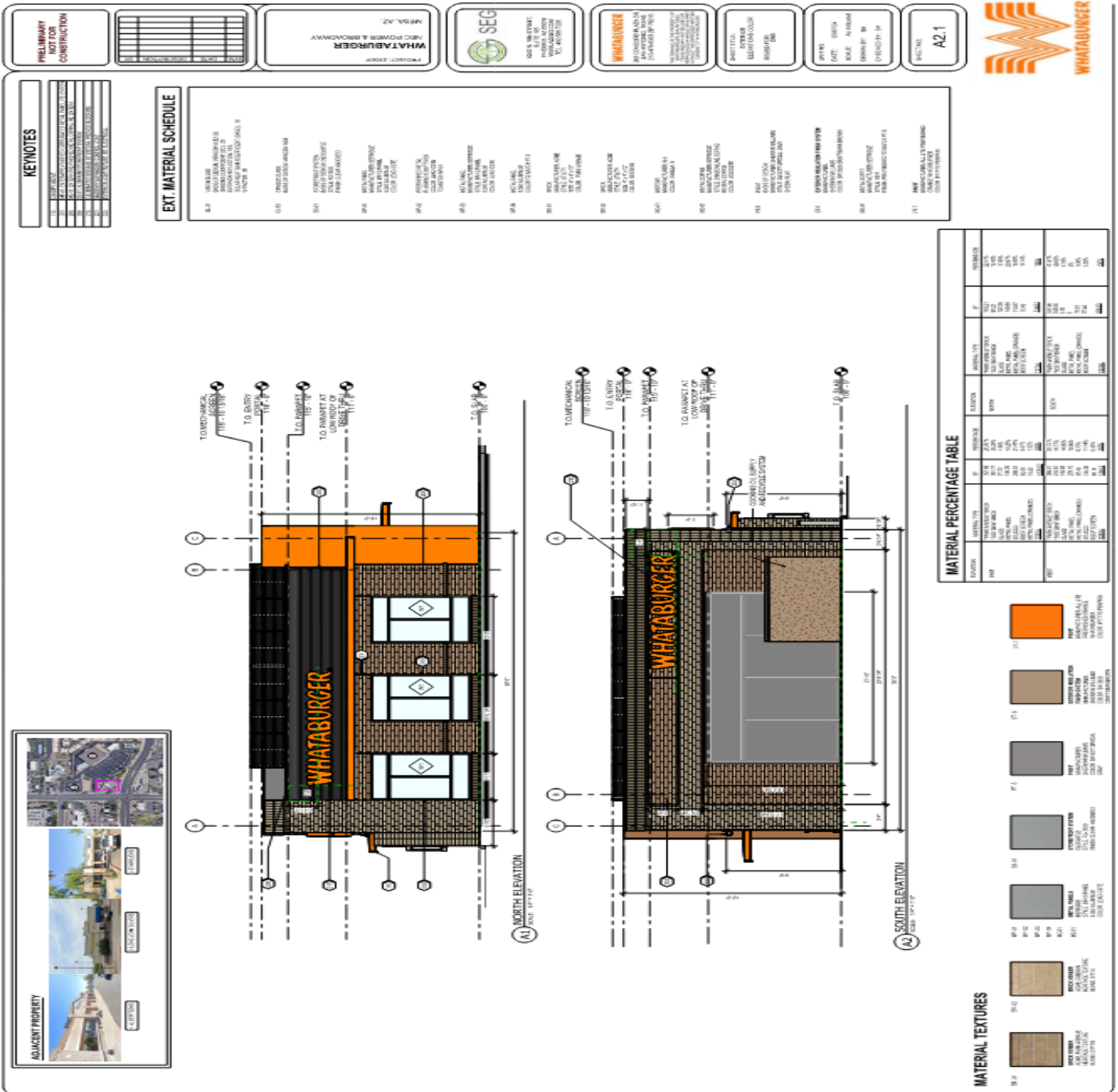


Exhibit A
Notification Letter Attachments

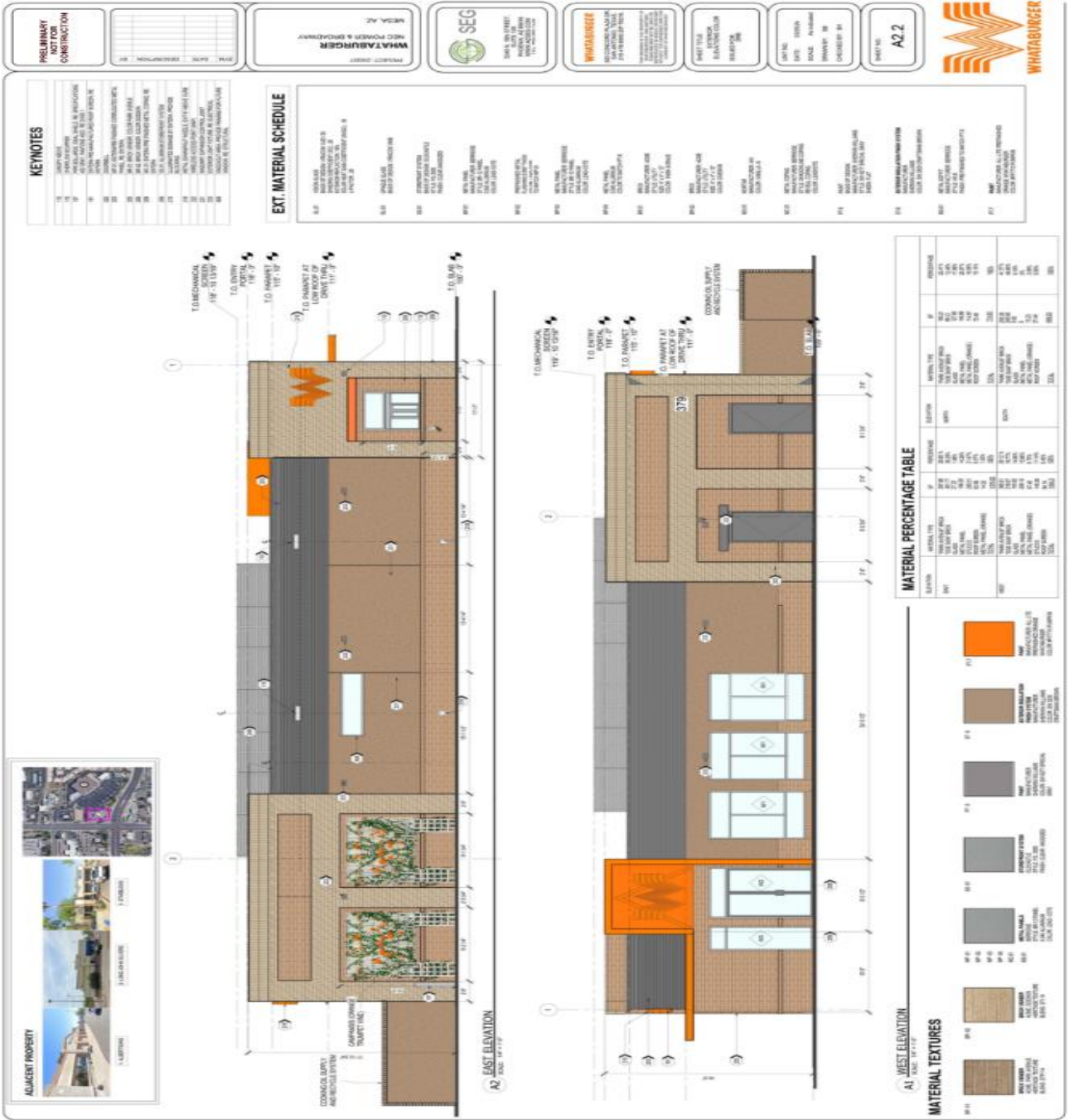




Exhibit B
Notification List

6807 E BROADWAY RD MESA 85208	374 KINMORE CT DEARBORN HEIGHTS MI USA 48125	USA
365 N POWER RD MESA 85206	7500 E MCDONALD DR STE 100A SCOTTSDALE AZ USA 85250	USA
320 S 70TH ST 12 MESA 85208	320 S 70TH ST UNIT 12 MESA AZ USA 85208	USA
	PO BOX 800729 DALLAS TX USA 753800729	USA
320 S 70TH ST 11 MESA 85208	320 S 70TH ST UNIT 11 MESA AZ USA 85208	USA
345 S POWER RD MESA 85206	701 S EDGEWATER DR MESA AZ USA 85208	USA
313 N POWER RD MESA 85206	2940 104TH ST URBANDALE IA USA 50322	USA
265 S POWER RD MESA 85206	9319 N 94TH WY SCOTTSDALE AZ USA 85258	USA
320 S 70TH ST 2 MESA 85208	320 S 70TH ST UNIT 2 MESA AZ USA 85208	USA
320 S 70TH ST 6 MESA 85208	320 S 70TH ST UNIT 6 MESA AZ USA 85208	USA
320 S 70TH ST 7 MESA 85208	739 NORTHRIDGE WAY WEST FARGO ND USA 58078	USA
320 S 70TH ST 10 MESA 85208	320 S 70TH ST UNIT 10 MESA AZ USA 852081025	USA
320 S 70TH ST 13 MESA 85208	PO BOX 131 MONTICELLO WI USA 53570	USA
320 S 70TH ST 14 MESA 85208	131 25TH AVE MONROE WI USA 53566	USA
320 S 70TH ST 15 MESA 85208	1455 STERLING ST N MAPLEWOOD MN USA 55119	USA
320 S 70TH ST 16 MESA 85208	320 S 70TH ST UNIT 16 MESA AZ USA 85208	USA
320 S 70TH ST 17 MESA 85208	12221 78TH AVE S SEATTLE WA USA 98178	USA
320 S 70TH ST 18 MESA 85208	1451 CLOVELLY AVE ROCHESTER HILLS MI USA 48307	USA
320 S 70TH ST 24 MESA 85208	320 S 70TH ST UNIT 24 MESA AZ USA 85208	USA
6960 E BROADWAY RD MESA 85208	6960 E BROADWAY RD MESA AZ USA 85208	USA
320 S 70TH ST 26 MESA 85208	320 S 70TH ST UNIT 26 MESA AZ USA 85208	USA
320 S 70TH ST 29 MESA 85208	320 S 70TH ST UNIT 29 MESA AZ USA 85208	USA
320 S 70TH ST 30 MESA 85208	320 S 70TH ST UNIT 30 MESA AZ USA 85208	USA
320 S 70TH ST 35 MESA 85208	320 S 70TH ST UNIT 35 MESA AZ USA 85208	USA
320 S 70TH ST 36 MESA 85208	1100 CIVIC CENTER DR UNIT C33 OCEANSIDE CA USA 92054	USA
320 S 70TH ST 38 MESA 85208	320 S 70TH ST UNIT 38 MESA AZ USA 85208	USA
320 S 70TH ST 39 MESA 85208	MONTICELLO WI USA 53570	USA
320 S 70TH ST 40 MESA 85208	320 S 70TH ST 40 MESA AZ USA 85208	USA
320 S 70TH ST 42 MESA 85208	320 S 70TH ST UNIT 42 MESA AZ USA 85208	USA
320 S 70TH ST 44 MESA 85208	320 S 70TH ST 44 MESA AZ USA 85208	USA
320 S 70TH ST 45 MESA 85208	320 S 70TH ST UNIT 45 MESA AZ USA 85208	USA
320 S 70TH ST 46 MESA 85208	320 S 70TH ST UNIT 46 MESA AZ USA 85208	USA
320 S 70TH ST 50 MESA 85208	320 S 70TH ST UNIT 50 MESA AZ USA 85208	USA
320 S 70TH ST 51 MESA 85208	320 S 70TH ST UNIT 51 MESA AZ USA 85208	USA
320 S 70TH ST 54 MESA 85208	320 S 70TH ST UNIT 54 MESA AZ USA 852081028	USA
320 S 70TH ST 57 MESA 85208	320 S 70TH ST 57 MESA AZ USA 85208	USA
320 S 70TH ST 58 MESA 85208	SUITE 1402 2755-109 ST NW EDMONTON AB CAN T6J5S4	CAN
6952 E BROADWAY RD MESA 85208	7215 E SANDIA ST MESA AZ USA 85207	USA
6944 E BROADWAY RD MESA 85208	3435 E KAEL ST MESA AZ USA 85213	USA
6825 E GOLDEN HILLS WAY MESA 85208	881 DOVER DR STE 110 NEWPORT BEACH CA USA 92663	USA
6829 E GOLDEN HILLS WAY MESA 85208	6829 E GOLDEN HILLS WAY MESA AZ USA 85208	USA
6841 E GOLDEN HILLS WAY MESA 85208	6841 E GOLDEN HILLS WY MESA AZ USA 85208	USA



6847 E GOLDEN HILLS WAY MESA 85208	6847 E GOLDEN HILLS WY MESA AZ USA 85208	USA
6851 E GOLDEN HILLS WAY MESA 85208	19 WAVERLY ST WEST WARWICK RI USA 02893	USA
	6555 E SOUTHERN AVE STE 1046 MESA AZ USA 85208	USA
316 S POWER RD MESA 85206	221 EMERALD BAY LAGUNA BEACH CA USA 92651	USA
222 S POWER RD MESA 85206	2901 N CENTRAL AVE STE 160 PHOENIX AZ USA 85012	USA
344 S POWER RD MESA 85206	9301 WILSHIRE BLVD 206 BEVERLY HILLS CA USA 90210	USA
400 S POWER RD MESA 85206	PO BOX 130548 HOUSTON TX USA 772190548	USA
	22590 N POWERS PKWY MARICOPA AZ USA 85138	USA
159 S POWER RD MESA 85206	2002 W SUNNYSIDE DR PHOENIX AZ USA 85029	USA
	7280 E SAN ALFREDO DR SCOTTSDALE AZ USA 85258	USA
155 S POWER RD MESA 85206	2513 W MONTEREY AVE MESA AZ USA 85202	USA
245 S POWER RD MESA 85206	289 E KIMBERLY CT SAN BERNARDINO CA USA 92408	USA
6910 E BROADWAY RD MESA 85206	6251 S TUCSON BLVD TUCSON AZ USA 85706	USA
221 S POWER RD MESA 85206	6101 N 61ST PL PARADISE VALLEY AZ USA 85253	USA
215 S POWER RD MESA 85206	4090 S PACIFIC DR CHANDLER AZ USA 85248	USA
215 S POWER RD 1251 MESA 85206	PO BOX 460169 HOUSTON TX USA 77056	USA
215 S POWER RD MESA 85206	560 W BROWN RD 1009 MESA AZ USA 85201	USA
319 S POWER RD MESA 85206	318 AVENUE I PMB 378 REDONDO BEACH CA USA 90277	USA
320 S 70TH ST 1 MESA 85208	320 S 70TH ST UNIT 1 MESA AZ USA 85208	USA
320 S 70TH ST 3 MESA 85208	320 S 70TH ST UNIT 3 MESA AZ USA 85208	USA
320 S 70TH ST 4 MESA 85208	320 S 70TH ST UNIT 4 MESA AZ USA 85208	USA
320 S 70TH ST 5 MESA 85208	320 S 70TH ST UNIT 5 MESA AZ USA 85208	USA
320 S 70TH ST 8 MESA 85208	2588 VIERLING DR E SHAKOPEE MN USA 55379	USA
320 S 70TH ST 9 MESA 85208	745 OAK RIDGE DR LISBON ND USA 58054	USA
320 S 70TH ST 19 MESA 85208	320 S 70TH ST UNIT 19 MESA AZ USA 85208	USA
320 S 70TH ST 20 MESA 85208	320 S 70TH ST UNIT 20 MESA AZ USA 85208	USA
320 S 70TH ST 21 MESA 85208	320 S 70TH ST UNIT 21 MESA AZ USA 85208	USA
320 S 70TH ST 22 MESA 85208	320 S 70TH ST UNIT 22 MESA AZ USA 85208	USA
320 S 70TH ST 23 MESA 85208	320 S 70TH ST UNIT 23 MESA AZ USA 85208	USA
320 S 70TH ST 25 MESA 85208	320 S 70TH ST UNIT 25 MESA AZ USA 85208	USA
320 S 70TH ST 27 MESA 85208	2 NW 101ST TER KANSAS CITY MO USA 64155	USA
320 S 70TH ST 28 MESA 85208	320 S 70TH ST UNIT 28 MESA AZ USA 85208	USA
320 S 70TH ST 31 MESA 85208	10304 STANLEY CIR BLOOMINGTON MN USA 55437	USA
320 S 70TH ST 32 MESA 85208	1079 TORY RD EDMONTON AB CAN T6R3A7	CAN
320 S 70TH ST 33 MESA 85208	320 S 70TH ST UNIT 33 MESA AZ USA 85208	USA
320 S 70TH ST 34 MESA 85208	7008 E EXMOOR DR MESA AZ USA 85208	USA
320 S 70TH ST 37 MESA 85208	320 S 70TH ST UNIT 37 MESA AZ USA 85208	USA
320 S 70TH ST 41 MESA 85208	320 S 70TH ST 41 MESA AZ USA 85208	USA
320 S 70TH ST 43 MESA 85208	805 ROMANIUX PL NORTHWEST EDMONTON AB CAN T6R1G3	CAN
320 S 70TH ST 47 MESA 85208	320 S 70TH ST UNIT 47 MESA AZ USA 85208	USA
320 S 70TH ST 48 MESA 85208	3797 S TAFT ST KENNEWICK WA USA 99338	USA
320 S 70TH ST 49 MESA 85208	320 S 70TH ST UNIT 49 MESA AZ USA 85208	USA
320 S 70TH ST 52 MESA 85208	1211-2 AUGUSTINE CRES SHERWOOD PARK AB CAN T8H 0X8	CAN
320 S 70TH ST 53 MESA 85208	1420 SUNSET DR ONTARIO OR USA 97914	USA
320 S 70TH ST 55 MESA 85208	967 AINSLEY DR WEST CHICAGO IL USA 60185	USA
320 S 70TH ST 56 MESA 85208	2636 18TH ST S APT 1 FARGO ND USA 58103	USA



320 S 70TH ST 59 MESA 85208
 6835 E GOLDEN HILLS WAY MESA 85208

 301 S POWER RD MESA 85206
 945 LEISURE WORLD MESA 85206
 6750 E BROADWAY RD MESA 85206
 6750 E BAYWOOD AVE MESA 85206
 251 S POWER RD MESA 85206

15729 118 AVE EDMONTON AB CAN T5V1B7
 6835 E GOLDEN HILLS WAY MESA AZ USA 85208
 30021 TOMAS ST 130 RANCHO SANTA MARGARITA CA USA
 92688
 1604 MERRILL ST ST PAUL MN USA 55108
 3195 W RAY RD STE 1 CHANDLER AZ USA 85226
 2901 N CENTRAL AVE STE 160 PHOENIX AZ USA 85012
 8787 N EUREKA AVE FRESNO CA USA 93720

CAN
 USA

 USA
 USA
 USA
 USA
 USA

Exhibit C
 1,000' Property Owner Radius Map

