



Whataburger Mesa

5427 S. Power Rd

Citizen Participation Report (Case #: ZON21-00449/DRB-00447)



(Example Rendering)

Application Request:
Design and Site Plan Review for a proposed fast-food restaurant located
at 5427 S. Power Rd., Mesa, AZ

Date: September 10, 2021



Overview

This report describes the results and implementation of the Citizen Participation Plan for the development of the 2-lane Whataburger Drive-Through Restaurant located at 5427 S. Power Road. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about the proposed development and provide comment on proposed plans and address any concerns related to the applications.

Contact

Kevin Zenk – Project and Entitlements Coordinator
Sustainability Engineering Group, LLC
8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260
Phone: 480-237-2511
Email: kevin@azseq.com

Notifications

- Notification Letters for Design Review Board and Planning & Zoning Commission Hearings were mailed to nearby property owner and HOA/NOAs on August 26, 2021. The list of recipients was obtained using the Maricopa County Parcel Map Assessor with a 500' radius buffer. A total of 19 recipients were listed of which three (3) notification letters were returned. Please see, ***Exhibit 1 – Copy of DRB/PZ Board Notification Letter***, to view a copy of the buffer map, notification list and a copy of the final letter.
- A notification sign was posted at the site on August 26, 2021, in accordance with the Mesa Sign Posting Guidelines. The notification sign displayed the project information, upcoming hearing date and times for the DRB Hearing and PZ Board Hearing as well as contact information should citizen have questions or comments. Please see ***Exhibit 2 – Sign Posting Document***, to view a photo of the sign posting as well as a copy of the sign posting affidavit.

Correspondence and Telephone Calls

- The applicant (SEG) has not received any telephone calls from any nearby property owners or HOA/NOAs. It was noted by the City, at the time of the pre-application meeting, that there were no nearby HOA/NOAs.
- A draft copy of the Notification Letter and Sign Posting Template were emailed to the planner, Jennifer Gniffke, on August 25, 2021, to allow the City to review the notification materials for approval and blessing.
- Follow up email to the Planner, Jennifer Gniffke, on September 7, 2021, to inquire if there was any citizen feedback (emails, letters, telephone calls, etc.). Per the City Planner, no citizen feedback has been received.

Miscellaneous Documents

- A list of nearby property owners within 1,000 ft. of the site was kept on file and is attached with this report.

Neighborhood Meeting

As there are no nearby residential subdivisions and no nearby HOAs/NOAs, no Neighborhood Meeting was held.



Schedule

Pre-Submittal Application Submittal – January 25, 2021
Pre- Submittal Meeting – February 4, 2021
1st Design/Site Plan Application Submittal – May 14, 2021
2nd Design/Site Plan Application Submittal – June 11, 2021
3rd Design/Site Plan Application Submittal – July 9, 2021
DRB/PZ Board Notification Letters Mailed – August 26, 2021
DRB/PZ Board Sign Posting – August 26, 2021
Physical Material & Color Board Delivery – September 7, 2021
Design Review Board – September 14, 2021
Planning and Zoning Commission – September 22, 2021

Exhibits

Exhibit 1 – Copy of DRB/PZ Board Notification Letter
Exhibit 2 – 500' Notification Buffer Map and List
Exhibit 3 – Sign Posting Documentation
Exhibit 4 – Copy of Returned Notification Letters
Exhibit 5 – List of Property Owners within 1,000 ft.



Exhibit 1
Copy of DRB/PZ Board Notification Letter

NOTIFICATION OF HEARINGS

Dear Neighbor,

We have applied for Design and Site Plan Review for the property located at 5427 S. Power Road, Mesa, AZ. This request is for development of a new 2-lane drive-thru restaurant. The case number(s) assigned to this project are DRB21-00447 (Design Review) and ZON21-00449 (Site Plan Review).

This letter is being sent to all property owners within 500 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 at 480-237-2511 or e-mail me at kevin@azseg.com.

The Design Review application will be scheduled for consideration by the Mesa Design Review Board and will be held on Tuesday, September 14, 2021, in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

The Site Plan application will be scheduled for consideration by the Mesa Planning & Zoning Board and will be held on Wednesday, September 22, 2021, in the Lower Level of the City Council Chambers. The meeting will begin at 4:00 p.m.

The address for the City Council Chambers is:

**57 E. 1st St.,
Mesa, AZ 852201**

The meetings may also be watched on local cable **Mesa Channel 11**, online at **Mesa11.com/live** or **<https://mesa11.zoom.us/j/5301232921>** or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at **<https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/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 **530 123 2921** and following the prompts, prior to the start of the meeting. 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 Jennifer Gniffke of their Planning Division staff. She can be reached at 480-644-6439 or jennifer.gniffke@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,

Kevin Zenk
Project and Entitlements Coordinator
Sustainability Engineering Group, LLC
8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260

LOCATION: Z:\SHARED\PROJECTS\WHATABURGER.MESA - SEC POWER & RAY - 201214\11 CAD (SEC)\1.3 ENTITLEMENT-PLANNING\201214-C2.00.DWG SAJED BY: KEVIN.ZENK DATE: 7/14/2021

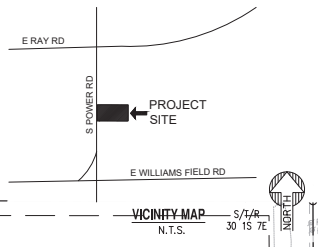
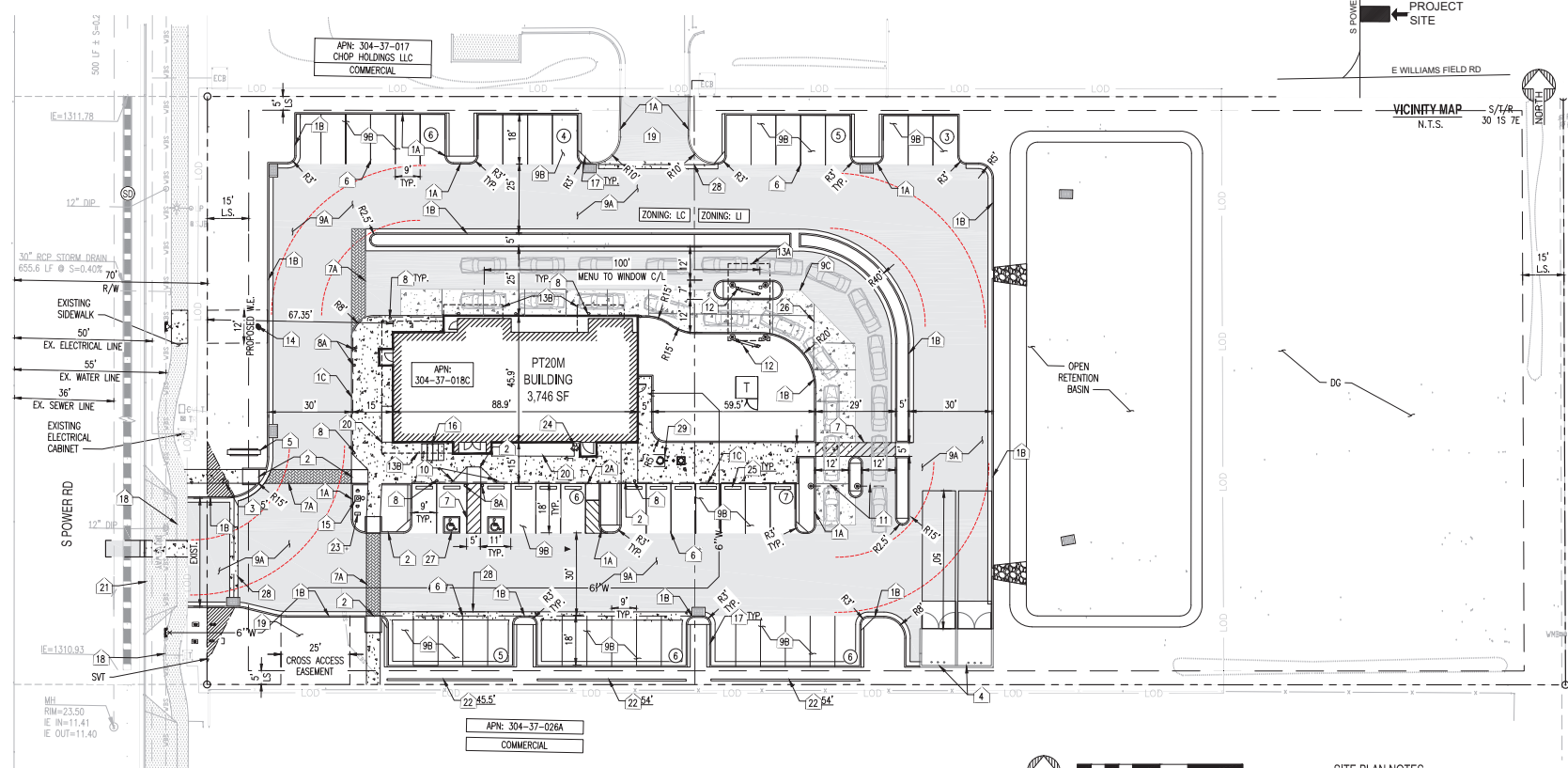
DEVELOPER
WHATABURGERS REAL ESTATE
300 CONCORD PLAZA DRIVE
SAN ANTONIO, TEXAS 78216
PHONE: 210-476-6181
ATTN: CLINT SAWADRA

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8290 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE: 480-588-7226
ATTN: ALI FAKIH

OWNER
OS TRUST/5427 S POWER LLC
5427 S. STON DR, GILBERT,
AZ 85259
PHONE: 505-980-1991

WHATABURGER PRELIMINARY SITE PLAN

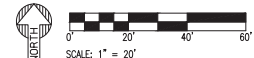
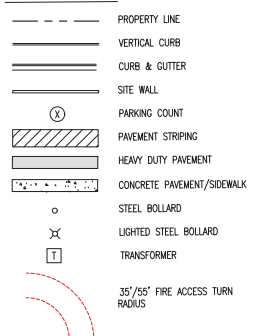
5427 S. POWER ROAD, MESA AZ 85212



SITE PLAN KEYNOTES:

- 1A 6" VERTICAL CURB PER GRADING PLANS.
- 1B 6" CURB AND GUTTER.
- 1C TURN DOWN SLAB.
- 2 ACCESSIBLE RAMP PER GRADING PLANS.
- 2A LOADING ZONE RAMP PER GRADING PLANS.
- 3 CONCRETE SIDEWALK PER MGS STD. DET. 230, WIDTH PER PLAN.
- 4 TRASH ENCLOSURE PER DETAILS ON SHEET C2.11.
- 5 MONUMENT SIGN PER DET 8/C2.10..
- 6 4" WIDE WHITE PAINTED STRIPING, TYP.
- 7 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 7A 5' STAMPED CONCRETE FOR PEDESTRIAN CROSSING.
- 8 6" STEEL BOLLARDS (TYP. 8). PER WB STD. DET. 5/C2.10.
- 8A 6" LIT STEEL BOLLARDS (TYP. 4). PER WB STD. DET. 03/SS.1.
- 9A HEAVY DUTY ASPHALT PAVEMENT.
- 9B LIGHT DUTY ASPHALT PAVEMENT.
- 9C CONCRETE PAVEMENT PER GRADING PLANS.
- 10 ACCESSIBLE PARKING SIGN PER DET. 2/C2.10 (TYP. 2).
- 11 DRIVE-THRU CLEARANCE BAR PER DET. 7/C2.10 (TYP. 2).
- 12 DRIVE-THRU MENU BOARD PER DET. 6/C2.10 (TYP. 2).
- 13A MENU BOARD CANOPY ABOVE PER ARCHITECTURAL PLANS.
- 13B 4' RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 14 PROPOSED FIRE HYDRANT.
- 15 28" HIGH FLAG POLE
- 16 BIKE RACK PER DET. 9/C2.10 (4 SPACES).
- 17 GRANITE STRIPS AND ISLANDS NOSE, TYPICAL AT ISLANDS.
- 18 EXISTING 6" PUBLIC SIDEWALK.
- 25' CROSS ACCESS EASEMENT TO BE PROVIDED BETWEEN COMMERCIAL PARCELS.
- 20 PLANTER PER LANDSCAPE PLANS.
- 21 EXISTING DRIVEWAY ENTRANCE.
- 22 3' SCREEN WALL PER DET. 3/C2.10 LENGTH PER PLAN.
- 23 FREE STANDING MAILBOX BY G.C.
- 24 PROPOSED FDC LOCATION.
- 25 WHEEL STOP PER DET. 4/C2.10 (TYP. 13).
- 26 CONTROL JOINT PER GRADING PLANS, DET. 13/C3.11 & DET. 14/C3.11.
- 27 SYMBOL OF ACCESSIBILITY PER DET. 1/C2.10
- 28 VALLEY GUTTER PER GRADING PLANS.
- 29 GREASE INTERCEPTOR PER UTILITY PLAN.

PROPOSED LEGEND:



DEVELOPMENT SUMMARY TABLE:			
PROJECT ADDRESS: 5427 S. Power Rd, MESA, AZ 85212			
SEC OF S. POWER RD & E. RAY RD.			
PROJECT DESCRIPTION: RESTAURANT W/ DRIVE THRU			
PROPOSED WHATABURGER W/ DRIVE THRU			
DEVELOPMENT INFORMATION:			
APN:	304-37-018C		
ZONING:	U & LC		
LOT SIZE:	165,009 SF	2.41 AC	
PROPOSED USE:	RESTAURANT W/ DRIVE THROUGH		
CONSTRUCTION TYPE:	VB		
BUILDING AREA:	3,751 SF		
BUILDING HEIGHT:	LC MAX. 30 FT.		
	U MAX. 40 FT.		
	PROPOSED 21 FT.		
PARKING REQUIREMENT			
BUILDING PREP	2,131 SF		
DINING	1,620 SF		
BUILDING AREA TOTAL	3,751 SF		
REQUIRED PARKING	38	100 PER SF	
MAXIMUM PARKING	48		
PROPOSED PARKING	48 TOTAL		
REQUIRED ADA	2		
PROPOSED ADA	2 INCL.		
REQUIRED BIKE PARKING	4		
PROPOSED BIKE PARKING	4		

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMPS AND WALKS THAT CROSS A VEHICULAR WAY PER ADAG CHAPTER 7.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
- A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT: WHATABURGER
LOCATION: 5427 S. POWER ROAD, MESA, AZ
DRAWN: AF 07/09/2021
DESIGNED: JC, LR 07/09/2021
BY: JC 07/02/2021
FINAL CD: KZ 07/09/2021
PLD MGR: AF 07/09/2021

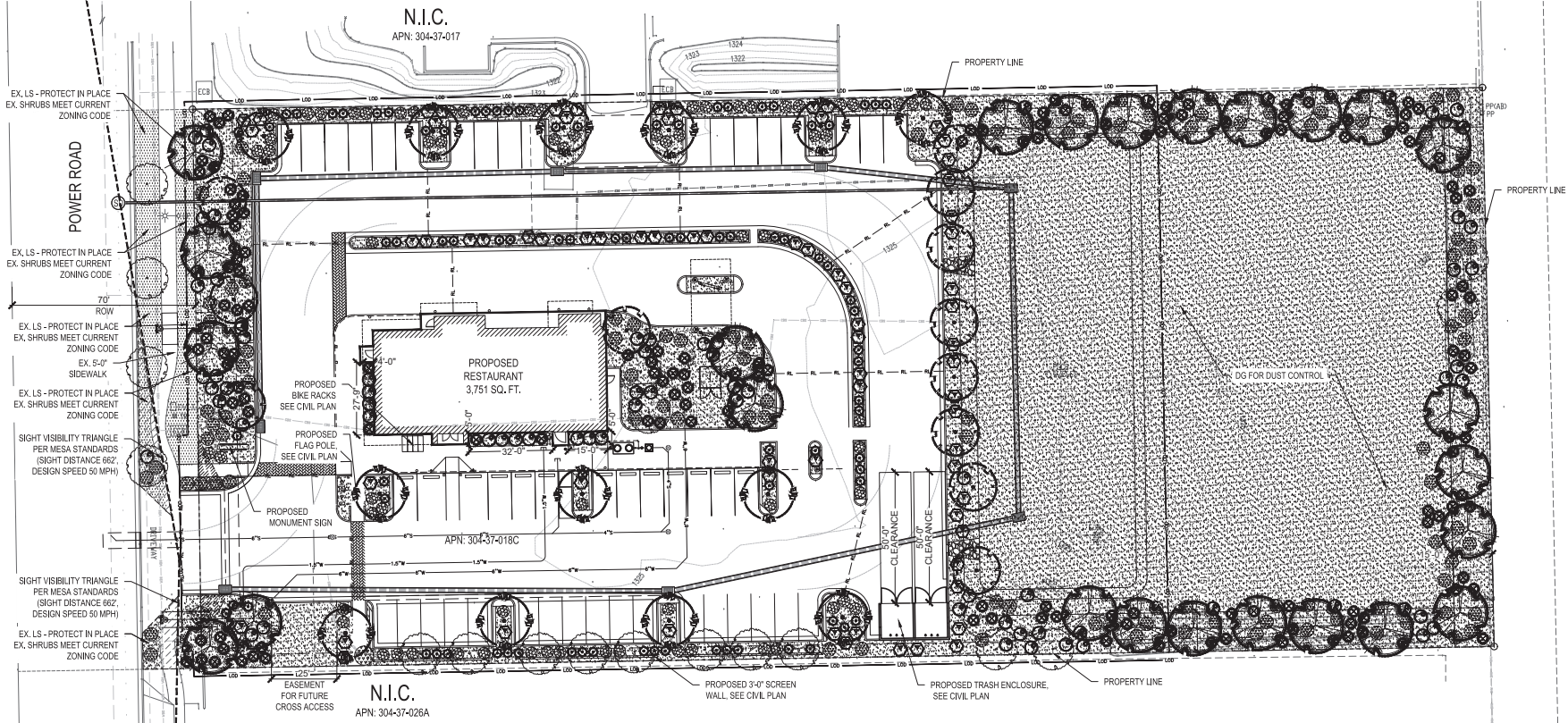
DATE: 7/14/2021
ISSUED FOR: SITE PLAN DESIGN REVIEW
REVISION NO.:
DATE:

JOB NO.: 201214
SHEET TITLE: PRELIMINARY SITE PLAN
PAGE NO.:
SHEET NO.: C2.00

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WHAT A BURGER RESTAURANT DEVELOPMENT
 5427 S. POWER ROAD
 Mesa, Arizona 85212

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Pistacia atlantica x integerrima Red Push Pistache Caliper Size: 1.5"	24" Box H 9' W 3.5"	*ADWR	25
Acacia salicina Willow Leaf Acacia Caliper Size: 1.5"	24" Box H 8' W 3.5"	*ADWR	13
Chilopsis linearis Desert Willow Caliper Size: 2.0"	36" Box H 9' W 6"	*ADWR	12
Vitex agnus-castus Chaste Tree Caliper Size: 1.5"	24" Box H 7' W 4"	*ADWR	21
GROUNDCOVERS			QTY
Lantana montevidensis Trailing Lantana 'Purple'	5 Gallon	*ADWR	114
Convolvulus mauritanicus Ground Morning Glory	5 Gallon	*ADWR	64
SHRUBS / ACCENTS			QTY
Ruellia californica Baja Ruellia	5 Gallon	*ADWR	72
Eremophila hygrophana Blue Bell	5 Gallon	*ADWR	142
Mulhenbergia rigens Deer Grass	5 Gallon	*ADWR	76
Hesperaloe parviflora Red Yucca	5 Gallon	*ADWR	85

LANDSCAPE MATERIALS
 Decomposed Granite, 3/4" minus, Express Gold 2" deep in planting areas per plan. 60,100 sq. ft.

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

LANDSCAPE SITE NOTES

- UNAUTHORIZED CHANGES TO DRAWINGS - THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- OWNER SHALL OBTAIN AND PAY FOR ONLY CITY OF MESA ISSUED PERMITS TO COMPLETE WORK. CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS.
- NOTIFY LANDSCAPE ARCHITECT AT LEAST 4 WORKING DAYS IN ADVANCE PRIOR TO REQUIRED OR DESIRED INSPECTION AT (480) 250-0116.
- STAKE SITE MATERIALS LOCATION AND RECEIVE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

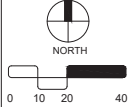
CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O ARTERIAL STREET - U DESIGNATE 1 TREE / 6 SHRUBS PER 25 FEET OF STREET FRONTAGE	7 TREES / 42 SHRUBS	POWER ROAD: 180' 10 TREES PROVIDED 98 SHRUBS PROVIDED
SHADE COVERAGE AREA	50% OF LS AREA	75% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 3 SHRUB PER PLANTER ISLAND	13 TREES / 39 SHRUBS	13 TREES / 70 SHRUB PROVIDED
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O: 1 TREE / 50 LF BUILDING FACE	5 TREES	263 FT TOTAL EDGE = 5 TREES 5 TREES PROVIDED
15' WIDE PERIMETER LANDSCAPE BUFFER PER 11-33-3 MESA Z/O ARTERIAL 3 TREES AND 20 SHRUBS PER 100 FEET	<u>NORTHERN BOUNDARY</u> 15 TREES AND 99 SHRUBS	<u>NORTHERN BOUNDARY</u> 16 TREES AND 148 SHRUBS
	<u>SOUTHERN BOUNDARY</u> 15 TREES AND 99 SHRUBS	<u>SOUTHERN BOUNDARY</u> 25 TREES AND 117 SHRUBS
	<u>EASTERN BOUNDARY</u> 7 TREES AND 43 SHRUBS	<u>EASTERN BOUNDARY</u> 7 TREES AND 46 SHRUBS

REV.	COMMENT	DATE

LANDSCAPE PACKAGE

Drawn By:	TW
Check By:	JEM
Proj. No.:	2021-021
Case No.:	

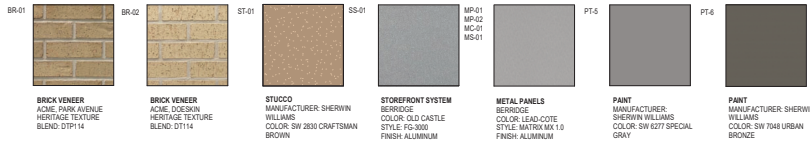


LANDSCAPE PLAN

L1.0
2 of 6

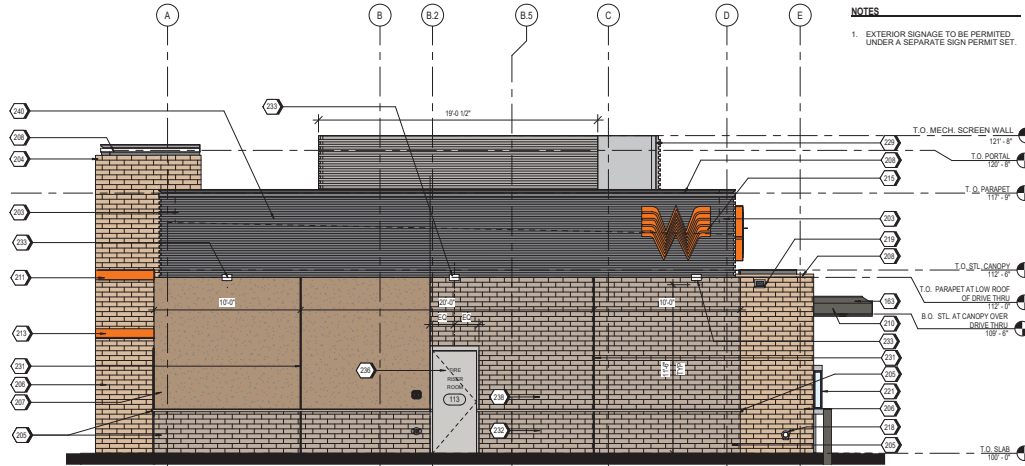
ARIZONA BLUESTAKE CENTER
 CALL TWO WORKING DAYS BEFORE YOU DIG
 1.800.782.5348

MATERIAL TEXTURES



NOTES

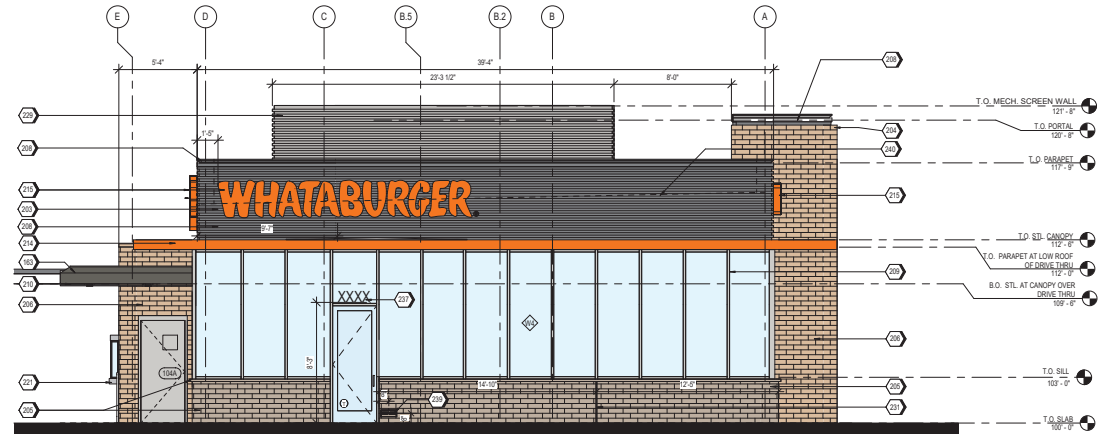
- 1. EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.



EAST ELEVATION

Material	Area (SF)	% of Total
Brick (Park Avenue)	288.06	42.58%
Stucco (Craftsman Brown)	169.49	25.23%
Metal Panel	215.22	32.19%
	671.77	100%

1 EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION

Material	Area (SF)	% of Total
Brick (Park Avenue)	110.48	16.57%
Metal Panel	196.13	29.41%
Storefront	360.16	54.02%
	666.77	100%

2 WEST ELEVATION
1/4" = 1'-0"

KEYNOTES

193	TPO MEMBRANE ROOFING SYSTEM RE: A1043
203	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
204	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01: BRICK VENER PARK AVENUE
206	BR-02: BRICK VENER DOKSON
207	ST-01: STUCCO SW 2833 CRAFTSMAN BROWN
208	MC-01: PRE-FINISHED METAL COPING
209	PT-5: ALUMINUM STOREFRONT SYSTEM
210	PRE-FINISHED DRIVE-THRU CANOPY
211	ENTRY PORTAL CANOPY PAINT PT-6
212	SERVICE DOOR CANOPY PAINT PT-6
214	SUN SHADE CANOPY, SEE A5.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	DOWNSPOUT FROM ROOF DRAIN, LAMBS TONGUE DISCHARGE AT 12" ABOVE FINISH GRADE
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW

KEYNOTES

228	ROOF SCREEN WALL RE: STRUCTURAL
229	MASONRY CORNER JOINT
234	FIRE DEPARTMENT CONNECTION RE: FIRE PROTECTION
235	EXTERIOR LIGHT FIXTURE RE: ELECTRICAL
236	STILE RE: MECHANICAL
238	RISER ROOM SIGN PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS PERMANENTLY METAL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 8/16" STROKE. THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.
237	BUILDING ADDRESS (HIGH WHITE VINYL NUMBERS WITH P STROKE, 10" H X 6")
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS. LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
239	EMERGENCY STEP LIGHT RE: ELECTRICAL
240	DASHED LINE INDICATES TOP OF DECK.

ALTERNATIVE MATERIALS FOR REFERENCE

- GL-01 VISION GLASS
BASIS OF DESIGN: VIRAICON VUE1-30
SHADING COEFFICIENT (SC): 20
EXTERIOR REFLECTION: 19%
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
U-FACTOR: 0.28
- GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRAICON V948
- SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FC-300
FINISH: ALUMINUM
- MP-01 METAL PANEL
MANUFACTURER: BERIDGE
STYLE: MATRIX MK 1.0
ALUMINUM D35
COLOR: LEAD-COTE
- BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
HERITAGE TEXTURE
BLEND DTT14
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE
LIGHT GREY GROUT JOINT
- BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
HERITAGE TEXTURE
BLEND DTT14
SIZE: 4" x 4" x 12"
COLOR: DOKSON
LIGHT GREY GROUT JOINT
- ST-01 STUCCO
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 2833 CRAFTSMAN BROWN
- MO-01 MORTAR
MANUFACTURER: AII
COLOR: VANILLA-N
- MC-01 METAL COPING
MANUFACTURER: BERIDGE
STYLE: SHADOWLINE COPING
COLOR: LEAD-COTE TO MATCH
MP-01
- PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT
- MS-01 METAL SCOFF
MANUFACTURER: BERIDGE
STYLE: H5-4
FINISH: PAINT PT-6

SYMBOL	DATE	DESCRIPTION	BY

PROJECT: 201714
WHATABURGER PT20M
SEC POWER & RAY
5427 S. POWER RD.
CITY OF MESA, AZ

SEG
8280 E. GELDING DR #101
SCOTTSDALE, AZ 85286
WWW.A2SG.COM
TEL: 480.588.7228

WHATABURGER
300 CONCORD PLAZA DR
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. WITHOUT THE EXPRESS WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:
EXTERIOR ELEVATIONS - COLORED
ISSUED FOR:
SITE PLAN / DESIGN REVIEW

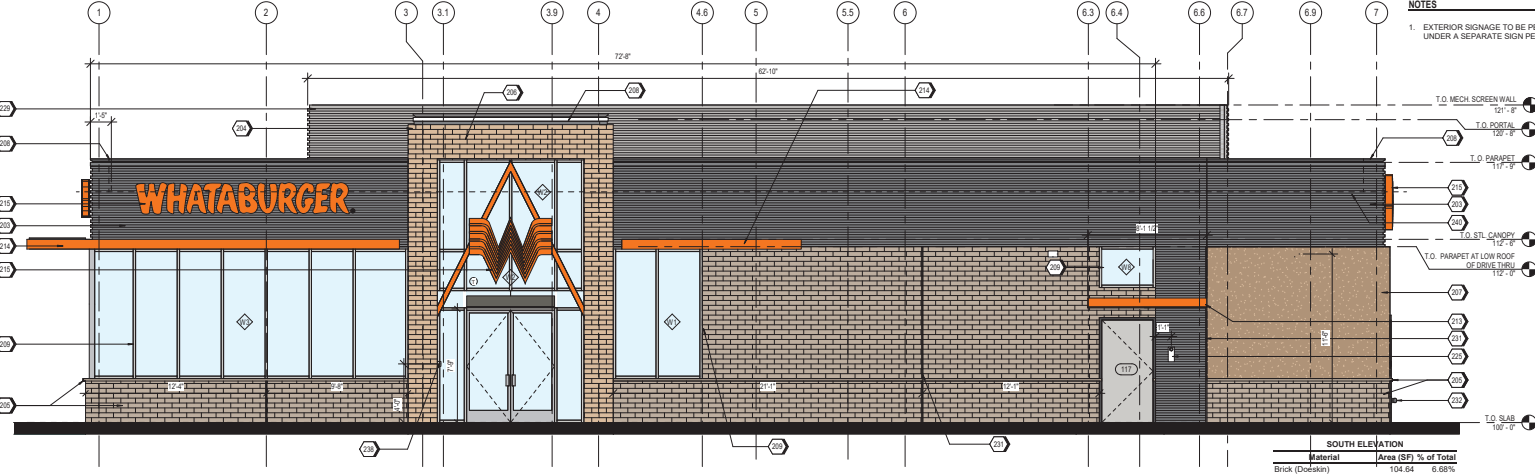
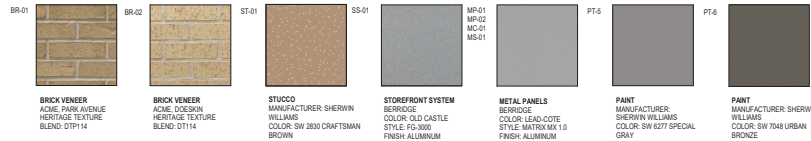
UNIT NO:
DATE: 07/28/2021
SCALE: As Indicated
DRAWN BY: EG
CHECKED BY:

SHEET NO:
A2.3

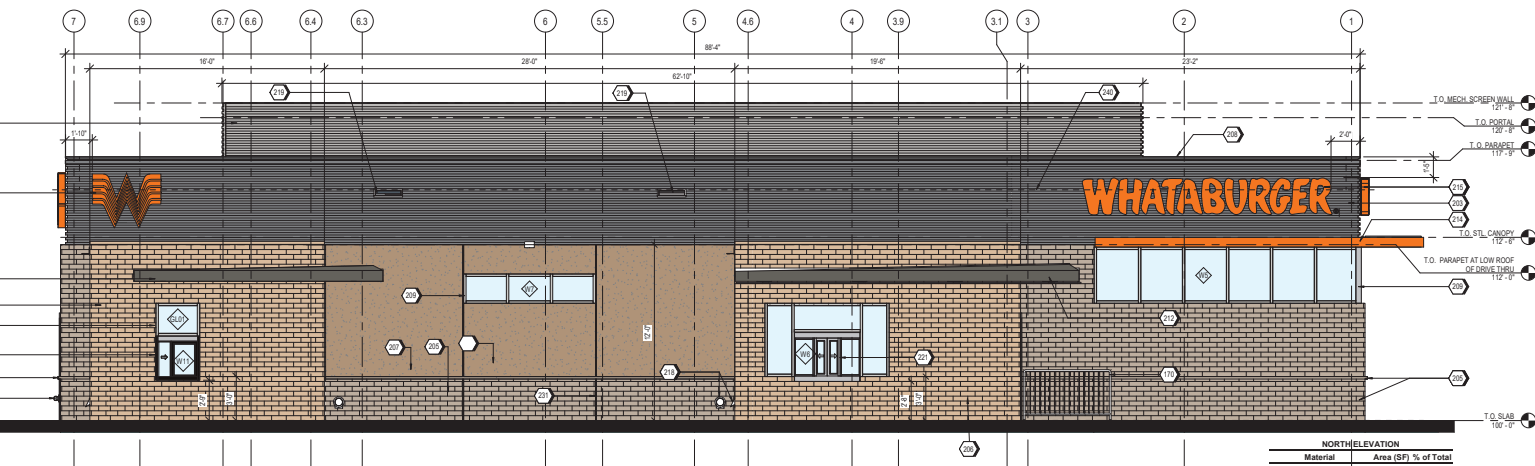


Z:\Share\PROJECTS\Whataburger\Sec Power & Ray - 201714\11 CAD (SEG)\11.4_CFD\Rev\dwg\mpt20m BRIDGE SET - ARCH.rvt

MATERIAL TEXTURES



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES

170	SUNSHADE CANOPY
203	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
204	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01: BRICK VENEER PARK AVENUE
208	BR-02: BRICK VENEER CRAFTSMAN
207	ST-01: STUCCO SW 2835 CRAFTSMAN BROWN
208	MC-01: PRE-FINISHED METAL COPING
209	ST-01: ALUMINUM STOREFRONT SYSTEM
212	DRIVE-THRU DOOR CANOPY, PAINT PT-5
213	SERVICE DOOR CANOPY, PAINT PT-5

NOTES

- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

214	SUN SHADE CANOPY. SEE A/E
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NECESSARY TO ATTACH SIGNAGE
218	DOWNSPOUT FROM ROOF DRAIN, LAMBS TONGUE DISCHARGE AT 12" ABOVE FINISH GRADE
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2" HOLE THROUGH WALL FOR GREASE TANK
229	ROOF SCREEN WALL, RE-STRUCTURAL
231	MASONRY EXPANSION JOINT
232	FIRE DEPARTMENT CONNECTION, RE-FIRE PROTECTION
238	GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER APPROXIMATE REQUIREMENTS. LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION.
240	LOADED LINE INDICATES TOP OF DECK.

ALTERNATIVE MATERIALS FOR REFERENCE

- GL-01 VISION GLASS
BASIS OF DESIGN: VIRAICON VUE-130
SHADING COEFFICIENT (SC): .30
EXTERIOR REFLECTION: 19%
SOLAR HEAT GAIN COEFFICIENT (SHGC): .18
U-FACTOR: .28
- GL-03 OPAQUE GLASS
BASIS OF DESIGN: VIRAICON V948
- SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: F0-MW
FINISH: ALUMINUM
- MP-01 METAL PANEL
MANUFACTURER: BERBERG
STYLE: MATRIX MK 1.0
ALUMINUM D.52
COLOR: LEAD-COTE
- BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
HERITAGE TEXTURE
BLEND DT114
SIZE: 4" x 8" x 12"
COLOR: PARK AVENUE
LIGHT GREY GROUT JOINT
- BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
HERITAGE TEXTURE
BLEND DT114
SIZE: 4" x 8" x 12"
COLOR: DUESIN
LIGHT GREY GROUT JOINT
- ST-01 STUCCO
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 2835 CRAFTSMAN BROWN
- MO-01 MORTAR
MANUFACTURER: A/H
COLOR: VANILLA-N
- MC-01 METAL COPING
MANUFACTURER: BERBERG
STYLE: SHADOWLINE COPING
COLOR: LEAD-COTE TO MATCH
MP-01
- PT-5 PAINT
BASIS OF DESIGN: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT
- MS-01 METAL SOFFIT
MANUFACTURER: BERBERG
STYLE: HS-4
FINISH: PAINT PT-5

SOUTH ELEVATION

Material	Area (SF)	% of Total
Brick (Duesin)	104.84	6.88%
Brick (Park Avenue)	454.32	29.00%
Stucco (Craftsman Brown)	112.37	7.17%
Metal Panel	458.86	29.29%
Storefront	436.56	27.86%
Total	1546.75	100%

NORTH ELEVATION

Material	Area (SF)	% of Total
Brick (Duesin)	366.39	23.64%
Brick (Park Avenue)	319.18	20.60%
Stucco (Craftsman Brown)	230.77	14.89%
Metal Panel	485.72	31.35%
Storefront	147.49	9.52%
Total	1549.55	100%

DATE	DATE	DESCRIPTION	BY

PROJECT: 201714
WHATABURGER PT20M
SEC POWER & RAY
5427 S. POWER RD.
CITY OF MESA, AZ



8280 E. GELDING DR #101
SCOTTSDALE, AZ 85286
WWW.A2S2C.COM
TEL: 480.588.7228

WHATABURGER
300 CONCORD PLAZA DR
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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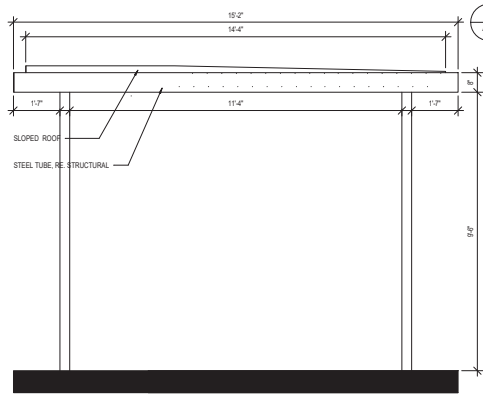
SHEET TITLE:
EXTERIOR ELEVATIONS - COLORED
ISSUED FOR:
SITE PLAN / DESIGN REVIEW

UNIT NO:
DATE: 07/28/2021
SCALE: As Indicated
DRAWN BY: EG
CHECKED BY:

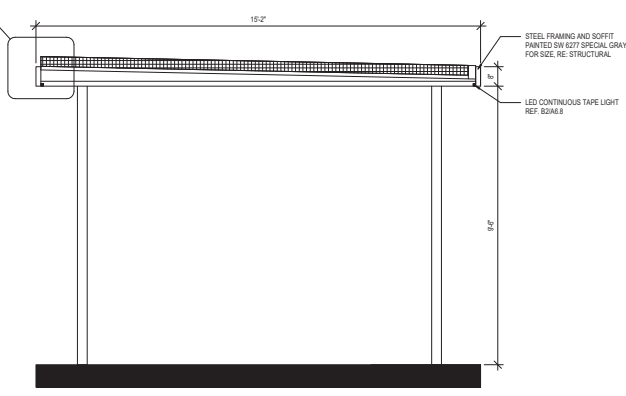
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A2.4



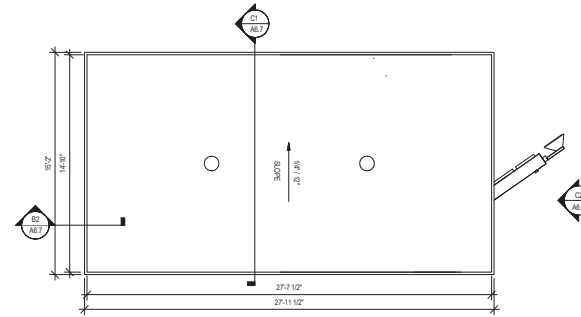
Z:\Share\PROJECTS\Whataburger\SEC Power & Ray - 201714\11 CAD (SEG)\11.4_CAD\Revised\MP20M BRIDGE SET - ARCH.rvt



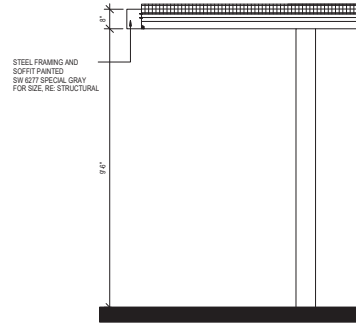
C2 DRIVE THRU CANOPY - SIDE ELEVATION.
SCALE 1/2" = 1'-0"



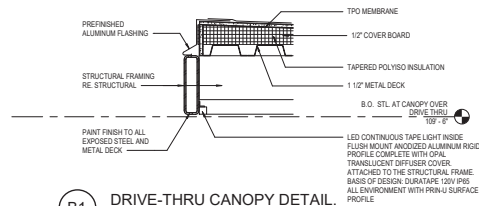
C1 DRIVE THRU CANOPY-SECTION 1.
SCALE 1/2" = 1'-0"



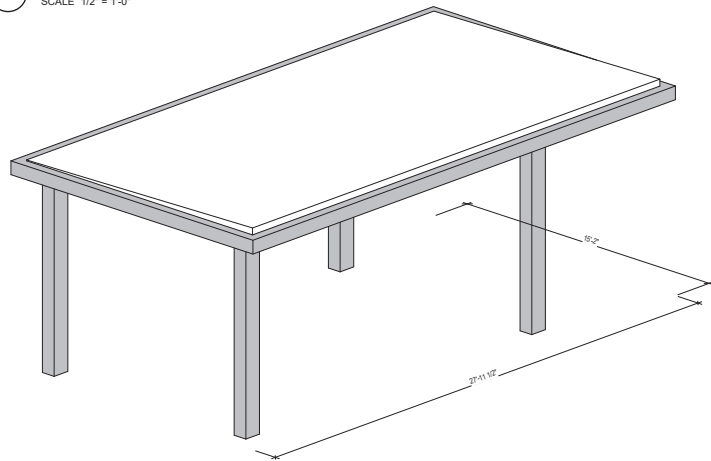
A1 LARGE DRIVE THRU CANOPY - ENLARGED ROOF PLAN
SCALE 1/4" = 1'-0"



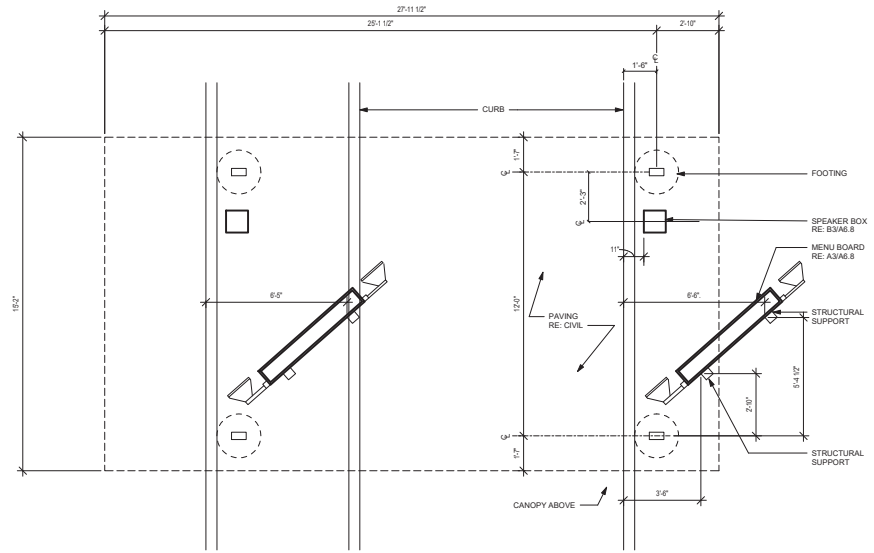
B2 DRIVE THRU CANOPY SECTION.
SCALE 1/2" = 1'-0"



B1 DRIVE-THRU CANOPY DETAIL.
SCALE 1 1/2" = 1'-0"



A2 LARGE DRIVE THRU CANOPY - ISOMETRIC
SCALE 1/2" = 1'-0"



1 DRIVE-THRU - PLAN 2.
SCALE 3/8" = 1'-0"

DATE	DATE	DESCRIPTION	BY

PROJECT: 201714
WHATABURGER PT20M
SEC POWER & RAY
5427 S. POWER RD.
CITY OF MESA, AZ



8280 E. GELDING DR #101
SCOTTSDALE, AZ 85280
WWW.AZSEG.COM
TEL: 480.588.7228

WHATABURGER

300 CONCORD PLAZA DR
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE EXPRESS
WRITTEN PERMISSION OF WHATABURGER.

SHEET TITLE:
DRIVE-THRU CANOPY

ISSUED FOR:

UNIT NO:
DATE: 07/28/2021
SCALE: As Indicated
DRAWN BY: EG
CHECKED BY:

SHEET NO:
A6.7.



Z:\Share\PROJECTS\Whataburger\Mesa - SEC Power & Ray - 201714\11 CAD (SEG)\11.4.CDF\Rev\WhataburgerPT20M BRIDGE SET - ARCH.rvt



Exhibit 2
500' Notification Buffer Map and List



Search By ✕

- Using the Mouse
- What I Know
- Buffer
- Results

Step 1: Enter a search distance and apply buffer:

Step 2 (optional): Choose a parcel selection method:



A. Entirely within the Buffer



B. Within or touching the Buffer



Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
304-37-001C	UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
304-37-015B	CACTUS GROVE PROPERTIES LLC	1701 S MILL AVE	TEMPE	AZ	85281
304-37-015C	RM2 LLC	3747 E SOUTHERN AVE	PHOENIX	AZ	85040
304-37-015D	APACHE SUN PROPERTIES LLC	1421 S CRESTON CIR	MESA	AZ	85204
304-37-016	1973 AC PROPERTIES LLC	2043 S CONSTELLATION CT	GILBERT	AZ	85295
304-37-017A	5409 S POWER ROAD LLC	415 N DEARBORN 4TH FLOOR	CHICAGO	IL	60654
304-37-018C	GS TRUST/5427 S POWER LLC	5427 S SETON	GILBERT	AZ	85295
304-37-023N	CITY OF MESA	20 E MAIN ST	MESA	AZ	85201
304-37-023P	HORNE REAL ESTATE INVESTMENTS LLC	9 N BULLMOOSE CIR	CHANDLER	AZ	85224
304-37-023R	AVALON POWER LLC	10611 N HAYDEN RD SUITE D-103	SCOTTSDALE	AZ	85260
304-37-026A	CHO FREDERICK Y TR	9530 W PROSPECTOR DR	QUEEN CREEK	AZ	85142
304-37-033	HZ PROPS RE LTD	4415 STATE HWY 6	SUGAR LAND	TX	77478
304-37-034	723 21ST PLACE INVESTMENTS LLC	230 BONNIE LN	SANTA BARBARA	CA	93108
304-37-035	MESA HOTEL PARTNERS LLC	2520 E UNIVERSITY DR STE 103	TEMPE	AZ	85281
304-39-915, ET AL	BC PICO LLC/DRIVE PICO LLC/AUTOMATI	11601 SANTA MONICA BLVD	LOS ANGELES	CA	90025
304-39-964	ALAMO GILBERT HOLDINGS LLC	1870 W BITTERS RD NO 103	SAN ANTONIO	TX	78248
304-39-965, ET AL	POWER ROAD RETAIL PROPERTIES LLC	4915 E BASELINE RD SUITE 105	GILBERT	AZ	85234
304-39-967	GATEWAY HOTEL PARTNERS LLC	4915 E BASELINE RD NO 105	GILBERT	AZ	85234
304-39-979	LANDMARK LAND INVESTMENTS LLC	4915 E BASELINE RD NO 105	GILBERT	AZ	85234

 = Notification Letter Returned to Sender



Exhibit 3
Sign Posting Documentation

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

DRB HEARING TIME: 4:30 PM DATE: 9/14/2021

PZ HEARING TIME: 4:00 PM DATE: 9/22/2021

CASE: ZON21-00449/DRB21-00447

REQUEST: Design and Site Plan Review to develop a
new 2-lane drive-through restaurant at the address of
5427 S. Power Rd., Mesa.

APPLICANT: Kevin Zenk (Entitlements Coordinator)

PHONE: 480-237-2511

Planning Division 480-644-6439

Posting date: 8/26/2021

8/26/21 05:56:00

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: August 26th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00449/DRB21-00447(case number), on the 26th day of AUGUST, 2021. The posting was in one place with 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: Maria Hitt

SUBSCRIBED AND SWORN before me this 26th day of August, 2021

Marybeth Conrad
Notary Public

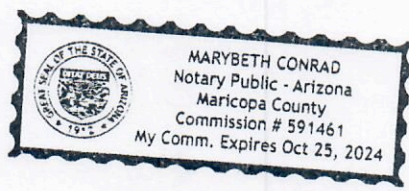




Exhibit 4
Copy of Returned Letters



SEG

8280 E Gelding Rd, Suite 101
Scottsdale, AZ 85260

PHOENIX AZ 852
26 AUG 2021 PM 4 L



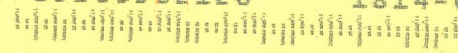
UNITED STATES OF AMERICA
3707 N 7TH ST
PHOENIX, AZ 85017

NIXIE 850 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESS
UNABLE TO FORWARD

85014-505955TF
85260>3621

BC: 85260362126 *1814-



SEG

8280 E Gelding Rd, Suite 101
Scottsdale, AZ 85260

PHOENIX AZ 852
26 AUG 2021 PM 8 L



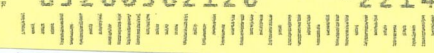
GS TRUST/5427 S POWER LLC
5427 S SETON
GILBERT, AZ 85295

NIXIE 850 DE 1

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

NSS
85260>3621

BC: 85260362126 *2214-



SEG

8280 E Gelding Rd, Suite 101
Scottsdale, AZ 85260

PHOENIX AZ 852
26 AUG 2021 PM 9 L



1A
8/28



Exhibit 5

List of Property Owners within 1,000 ft.

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
304-37-001C	UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85017
304-37-007, ET AL	GRANITE FIELD INVESTMENTS LLC	PO BOX 151	QUEEN CREEK	AZ	85142
304-37-013D, ET AL	CACTUS GROVE PROPERTIES LLC	1701 S MILL AVE	TEMPE	AZ	85281
304-37-015C	RM2 LLC	3747 E SOUTHERN AVE	PHOENIX	AZ	85040
304-37-015D	APACHE SUN PROPERTIES LLC	1421 S CRESTON CIR	MESA	AZ	85204
304-37-016	1973 AC PROPERTIES LLC	2043 S CONSTELLATION CT	GILBERT	AZ	85295
304-37-017A	5409 S POWER ROAD LLC	415 N DEARBORN 4TH FLOOR	CHICAGO	IL	60654
304-37-018C	GS TRUST/5427 S POWER LLC	5427 S SETON	GILBERT	AZ	85295
304-37-021D	GW-SLB LLC	333 N WILMONT RD NO 227	TUCSON	AZ	85711
304-37-021E	WILLIAM E CLARK JR AND EVELYN J CLARK FAM TR	P O BOX 182571	COLUMBUS	OH	43218
304-37-022C	KESTNER JOSEPH A	PO BOX 67523	PHOENIX	AZ	85082
304-37-023L, ET AL	CITY OF MESA	20 E MAIN ST	MESA	AZ	85201
304-37-023P	HORNE REAL ESTATE INVESTMENTS LLC	9 N BULLMOOSE CIR	CHANDLER	AZ	85224
304-37-023R	AVALON POWER LLC	10611 N HAYDEN RD SUITE D-103	SCOTTSDALE	AZ	85260
304-37-024N	HURD POWER LLC	P O BOX 3475	TULSA	OK	74101
304-37-026A	CHO FREDERICK Y TR	9530 W PROSPECTOR DR	QUEEN CREEK	AZ	85142
304-37-033	HZ PROPS RE LTD	4415 STATE HWY 6	SUGAR LAND	TX	77478
304-37-034	723 21ST PLACE INVESTMENTS LLC	230 BONNIE LN	SANTA BARBARA	CA	93108
304-37-035	MESA HOTEL PARTNERS LLC	2520 E UNIVERSITY DR STE 103	TEMPE	AZ	85281
304-37-036	QQ WP LLC	1380 LEAD HILL BLVD STE 260	ROSEVILLE	CA	95661
304-38-986B	GATEWAY MEDICAL INVESTORS LLC	4301 N 75TH ST STE 203	SCOTTSDALE	AZ	85251
304-39-912	WAL MART STORES INC	1301 SE 10TH ST	BENTONVILLE	AR	72716-0535
304-39-915, ET AL	BC PICO LLC/DRIVE PICO LLC/AUTOMATIC PROPERTIES LLC	11601 SANTA MONICA BLVD	LOS ANGELES	CA	90025
304-39-964	ALAMO GILBERT HOLDINGS LLC	1870 W BITTERS RD NO 103	SAN ANTONIO	TX	78248
304-39-965, ET AL	POWER ROAD RETAIL PROPERTIES LLC	4915 E BASELINE RD SUITE 105	GILBERT	AZ	85234
304-39-967	GATEWAY HOTEL PARTNERS LLC	4915 E BASELINE RD NO 105	GILBERT	AZ	85234
304-39-971	DRAGONFLY CAPITAL HOLDINGS LLC	4915 E BASELINE RD SUITE 105	GILBERT	AZ	85234
304-39-972	POWER ROAD INDUSTRIAL PROPERTIES LLC	4915 E BASELINE RD SUITE 105	GILBERT	AZ	85234
304-39-979, ET AL	LANDMARK LAND INVESTMENTS LLC	4915 E BASELINE RD NO 105	GILBERT	AZ	85234
304-39-981	GR PROPERTY HOLDINGS LLC	6658 S ST ANDREWS CT	GILBERT	AZ	85296