

## Emily Johnson

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**From:** Emily Johnson  
**Sent:** Tuesday, July 25, 2023 4:37 PM  
**To:** Emily Johnson  
**Subject:** FW: Written Comments For Mesa Design Review Board Case No. DRB23-00219 set for June 13, 2023  
**Attachments:** 3.3 Landscape Plan.pdf

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**From:** Wayne Waddoups <waynewaddoups@yahoo.com>  
**Sent:** Tuesday, June 06, 2023 7:21 PM  
**To:** Emily Johnson <Emily.johnson@mesaaz.gov>  
**Subject:** Re: Written Comments For Mesa Design Review Board Case No. DRB23-00219 set for June 13, 2023

Emily,

Thank you, for your prompt response. I did notice that the plan includes replanting some new citrus trees around the perimeter of the Brightpath Daycare Center landscape plan. And while this may someday be better than having no citrus planted, I will note that the clearing of the grove removed every last tree that was part of the original grove parcel. There are currently zero citrus trees remaining on the lot as it stands today, where there had been a full grove of trees last fall. It will be years for any newly planted citrus trees to mature.

My primary concern is that we could quickly loose several other grove sections in this same manner across North East Mesa. I thought that there was some protection afforded for the preservation of the existing citrus groves and I am sad to see the strip clearing of all trees on these grove sections I described, returning them to bare desert soil.

I appreciate you raising this concern,

Wayne Waddoups

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**From:** Wayne Waddoups <waynewaddoups@yahoo.com>  
**Sent:** Tuesday, June 06, 2023 2:59 AM  
**To:** Emily Johnson <Emily.johnson@mesaaz.gov>  
**Subject:** Written Comments For Mesa Design Review Board Case No. DRB23-00219 set for June 13, 2023

June 6, 2023

Emily Johnson

City of Mesa Planning Division Staff

[Emily.johnson@mesaaz.gov](mailto:Emily.johnson@mesaaz.gov)

Ms. Emily Johnson,

I am writing to you regarding the Design Review Board Case No. DRB23-00219 set for June 13, 2023 to discuss proposed plans for the Brightpath Daycare Center to be built on the corner of E. Brown Rd and N. Val Vista Drive in Mesa. I am unable to attend the public meeting, at the appointed time, however, please accept this written correspondence in advance, giving it your due consideration. You may read this at the review board meeting and I ask that you take this matter up for discussion with the city.

For decades, the area this design board case discusses has been a thriving Citrus Microclimate which has been highly sought after. The Citrus areas of East Mesa have their own microclimate which is 10 to 15 degrees cooler at night than the adjacent desert areas. To maintain this microclimate, a continued policy of low-density development and the strict retention of citrus trees are vital elements in maintaining this fragile environment. It is my understanding that new developments in this area have been required to preserve a significant portion of original Citrus trees in common areas and on all individual residential lots e.g., <https://www.mesaaz.gov/home/showpublisheddocument/3656/635560914369800000>

A disturbing work-around to avoid preserving the citrus groves in East Mesa appears to have emerged, which allows for the complete destruction of established citrus groves. Given restrictions on the removal and preservation of existing citrus areas, it appears that recently developers have calculated that it is easier to remove all the citrus trees and plant a crop of alfalfa for a few months. Then apply to the city of Mesa for developing an "alfalfa field" which has no such restrictions limiting destruction of the groves. This appears to be what has happened with the citrus grove at the corner of E. Brown Rd and N. Val Vista Drive in Mesa where the Brightpath Daycare Center is to be built. There are zero trees left.

Adding to this disturbing development, this appears to be the second grove in the past several months which has been completely removed. The grove acreage immediately east of **Jalapeño** Bucks restaurant at 3434 N Val Vista Dr, Mesa, AZ 85213 was also converted from a citrus grove, by removing all citrus trees, cultivating a few months of alfalfa and then immediately building residential homes on the land.

If this practice is allowed to continue, one can easily see a time in the next short number of years when nearly all of the citrus groves will be gone and East Mesa will have lost the beauty of one of Arizona's famous "5 C's – Citrus". Preservation ordinances never foresaw this practice of strip clearing citrus groves to plant 3 months of alfalfa and then develop land devoid of the original citrus trees. Stop this!

Wayne Waddoups (Resident Mesa Groves North)

1940 N. Stevens Cir

Mesa, AZ 85205

310-227-6305

Attachment: pdf copy of above letter



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## Design Review Board Meeting Agendas

\*Agenda Date

June 13, 2023

\*I am commenting regarding Agenda Item No.

4H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

**Support/Oppose**

I Oppose

**\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

Comments

The building is a two story eye sore that will surely decrease surrounding property value. I would suggest a one story building with architectural detail that matches surrounding area.

**\*Full Name**

Vanessa Jacobs

**Full Address**

3706 E Fairfield

Mesa Az 85205

Usa

Email

jacobs.vanessan@gmail.com

## Design Review Board Meeting Agendas

\*Agenda Date

6/13/2023

\*I am commenting regarding Agenda Item No.

4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

**Support/Oppose**

I Oppose

**\*I want to**

Submit my comments for Board review only

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**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

Comments

The traffic impact of a day care with busy pickup and drop off hours will cause additional hazards for children going to and from school. There are already multiple accidents per year at Val Vista/Brown & 40th/Brown (no stop light) intersections. In addition the renderings do not match the theme and styles of the area, we already have a hideous eye sore known locally as "the boob church" another ugly building on that corner kills the aesthetic of a very pretty area of mesa.

**\*Full Name**

AJ Andresen

**Full Address**

3920 E. Fairfield Cir.

Mesa AZ 85205

United States

Email

ajandresen@yahoo.com

## Design Review Board Meeting Agendas

\*Agenda Date  
6/13/2022

\*I am commenting regarding Agenda Item No.  
4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

I strongly oppose the large day care facility planned for the north west corner of Brown & Val Vista. I support the need for access to childcare, but the proposed structure would be an eyesore on the neighborhood. It looks like a dated low budget hotel. This intersection already has a high volume of accidents. A large building with minimal parking will only make that worse. I strongly request that the board deny this current proposal and that a new proposal should be submitted by BrightCare

### **\*Full Name**

Paige Lunny

### **Full Address**

3705 E. Fairfield  
Mesa Az  
85205

### Email

paigelunny@gmail.com

## Design Review Board Meeting Agendas

\*Agenda Date  
06/13/23

\*I am commenting regarding Agenda Item No.  
4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

A two-story building would be an eye sore being too big. This structure does not fit the character area of our citrus, estate home district.

### **\*Full Name**

Carlos Alvarado

### **Full Address**

3649 E Fairbrook St

Mesa AZ 85205

USA

### Email

carlos.alvarado@cox.net

## Design Review Board Meeting Agendas

\*Agenda Date

6/13/23

\*I am commenting regarding Agenda Item No.

4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

Yes

**Support/Oppose**

I Oppose

**\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

(602) 677-5249

I am the spokesperson for a group. Name of group:

*\*\*SKIPPED\*\**

Comments

Design is too big and does not fit our citrus neighborhood feel in the several miles within this location.

**\*Full Name**

Jake Salmon

**Full Address**

3830 E Fargo St

Mesa AZ 85205

US

Email

salmonjake@gmail.com

## Design Review Board Meeting Agendas

\*Agenda Date  
6/13/2023

\*I am commenting regarding Agenda Item No.  
4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

This design does not fit the character of our area. It is a citrus, estate and home district and this building is completely opposite of that. The building is so big they have to share parking with the church and what will happen to that agreement if anything changes with the church in the future? The color palette does not fit with the area. The building is a very tall structure and will also bring more traffic to an already often crowded and accident prone intersection. This area has been maintained as a citrus and estate home area for more than 30 years. I strongly oppose this.

### **\*Full Name**

Jared Westergard

### **Full Address**

3729 E Fairbrook St  
Mesa AZ 85205  
United States

### Email

jlwesty@me.com



## **Design Review Board Meeting Agendas**

\*Agenda Date  
June 13, 2023

\*I am commenting regarding Agenda Item No.  
DSN 23110

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

(480) 420-8787

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

A two story building squeezed into the corner by the church seems very inappropriate, both from a size standpoint and architecturally as it will be a blemish in one of Mesa's oldest and grandest neighborhoods. Respectfully request disapproving this proposal.

### **\*Full Name**

Daniel Acosta

### **Full Address**

3863 E Elmwood St  
Mesa AZ 85205  
United States

### Email

DanielAcostaAZ@gmail.com

## Design Review Board Meeting Agendas

\*Agenda Date  
06/13/2023

\*I am commenting regarding Agenda Item No.  
DSN 23110

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

The design looks like a very cheap Extended Stay America Hotel. The design does not fit in with a citrus tree neighborhood. Plus two stories should not be allowed in a residential neighborhood area.

### **\*Full Name**

Glenn Lane

### **Full Address**

3664 E Fairfield St  
Mesa AZ 85205  
USA

### Email

glennhl@yahoo.com

## Design Review Board Meeting Agendas

\*Agenda Date  
06-13-2023

\*I am commenting regarding Agenda Item No.  
4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

(928) 301-9419

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

I believe that the building design, use, color palette and parking situation are not a good fit for this neighborhood and would be a detriment to everyone who already lives here.

### **\*Full Name**

Maia Peterson

### **Full Address**

3855 E Fairbrook St

Mesa AZ 85205

Usa

### Email

maia.r.peterson@gmail.com

## **Design Review Board Meeting Agendas**

\*Agenda Date

June 13, 2023

\*I am commenting regarding Agenda Item No.

4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

**Support/Oppose**

I Oppose

**\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

Comments

While the zoning may allow this, the traffic on Val Vista and Brown has resulted in many accidents. This will only exacerbate the problem. I am very discouraged that only 13 people in Trovita Norte were given notice of this plan. This is a significant change to the surrounding area, we should have been notified.

**\*Full Name**

Chuck Johnson

**Full Address**

3845 E Fairfield St

Mesa AZ 85205

Email

chuckwjohnson@cox.net

## Design Review Board Meeting Agendas

\*Agenda Date  
Tues June 13/2023

\*I am commenting regarding Agenda Item No.  
4-H

**Are you the applicant or representative for the Agenda Item who will be available on the line to speak only if Board has questions?**

No

### **Support/Oppose**

I Oppose

### **\*I want to**

Submit my comments for Board review only

**To speak in the meeting, you must provide the phone number you will be calling from so that we can identify you**

**\*\*SKIPPED\*\***

I am the spokesperson for a group. Name of group:

**\*\*SKIPPED\*\***

### Comments

This structure does not go well with the surrounding communities. I really hope it does not get approved!!!

### **\*Full Name**

Marci Peterson

### **Full Address**

3703 E Fargo St  
Mesa AZ 85205

### Email

paulmarci1983@gmail.com

# DESIGN REVIEW BOARD MEETING

## Comment Card

(Please fill out and return to staff at the front of Chambers)

- Please avoid repeating issues which have already been discussed.
- Please observe time limits imposed by Chairperson.

I am present regarding agenda item # 4-H

I am in favor of this item

I am opposed to this item

I wish to speak

I do not wish to speak

Comments: \_\_\_\_\_

Name: SUSAN REES-SMITH

Address: 3822 E FARGO ST

Zip 85205

Phone: 307 413 6112

# DESIGN REVIEW BOARD MEETING

## Comment Card

(Please fill out and return to staff at the front of Chambers)

- Please avoid repeating issues which have already been discussed.
- Please observe time limits imposed by Chairperson.

I am present regarding agenda item # 4H

I am in favor of this item

I am opposed to this item

I wish to speak

I do not wish to speak

Comments: Strongly opposed to design & height & character of building = doesn't fit community!

Name: ERILYN/PARREN WRIGHT

Address: 3637 E FAIRBROOK ST

Zip 85205

Phone: 602-741-7666