

Citizen Participation Report

Denny's Restaurant

Case Number: ZON22-00680

Date: November 28, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the project site located at 4248 S. Signal Butte Rd. Mesa, Arizona 85212. This property is North of the existing Safeway at the Evergreen + Pointe 22, Eastmark Plaza. The application is for an allowed use new ground-up Denny's Restaurant (America's Diner). This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Akram Rosheidat, Architect
akram@mrtdesignllc.com
(602) 667-0348

340 E Palm Lane, Suite 304,
Phoenix, AZ 85004

Pre-Submittal Meeting:

The pre-submittal meeting with the City of Mesa planning staff was held on December 21, 2021. Staff reviewed the application and indicated that it is ready for an official submittal, along with a design review by Eastmark.

Action:

To provide effective citizen participation in conjunction with the application, the following actions were taken to provide opportunities to inform members of the community of the development:

1. A contact list was developed by the City of Mesa planning staff for citizens and agencies in this area including:
 - a. All property owners within 1,000 feet of this property
 - b. All registered neighborhood associations within 1 mile of the project
 - c. All HOAs within ½ mile of the project.
2. Notice for the Planning & Zoning Board hearing will be mailed on November 29, 2022 and sent to all property owners within 1,000 feet of the subject property, registered neighborhood associations within 1 mile and Homeowner Associations within ½ mile of the Property were included. A copy of the notification letters for the public meetings is included with this Citizen Participation Report.
3. For the public hearing notice, the Applicant posted a 4' x 4' sign on the Property as required. The sign was placed on the Property on November 29, 2022, two (2) weeks prior to the Planning & Zoning Board meeting. A notarized document with attached photograph of the sign is attached.

Summary of Concerns, Issues and Problems and Resolutions:

There were no major citizen concerns voiced throughout the process.

Schedule:

Pre-Submittal Meeting – December 21, 2021

Application Submittal - August 8, 2022

Submittal of Citizen Participation Report and Notification materials – November 29, 2022

Planning and Zoning Meeting Date - December 14, 2022

Dear Neighbor,

We have applied for Site Plan Modification. This request will allow for the development of a restaurant for the property located at 4248 S. Signal Butte Rd. Mesa, AZ 85212. This request is for development of a restaurant. The case number assigned to this project is #ZON22-00680.

This letter is being sent to all property owners within 500 or 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 at (480) 703-3676 or e-mail me at akram@mrtdesignllc.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 14th, 2022, 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](https://www.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 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 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 530 123 2921 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.

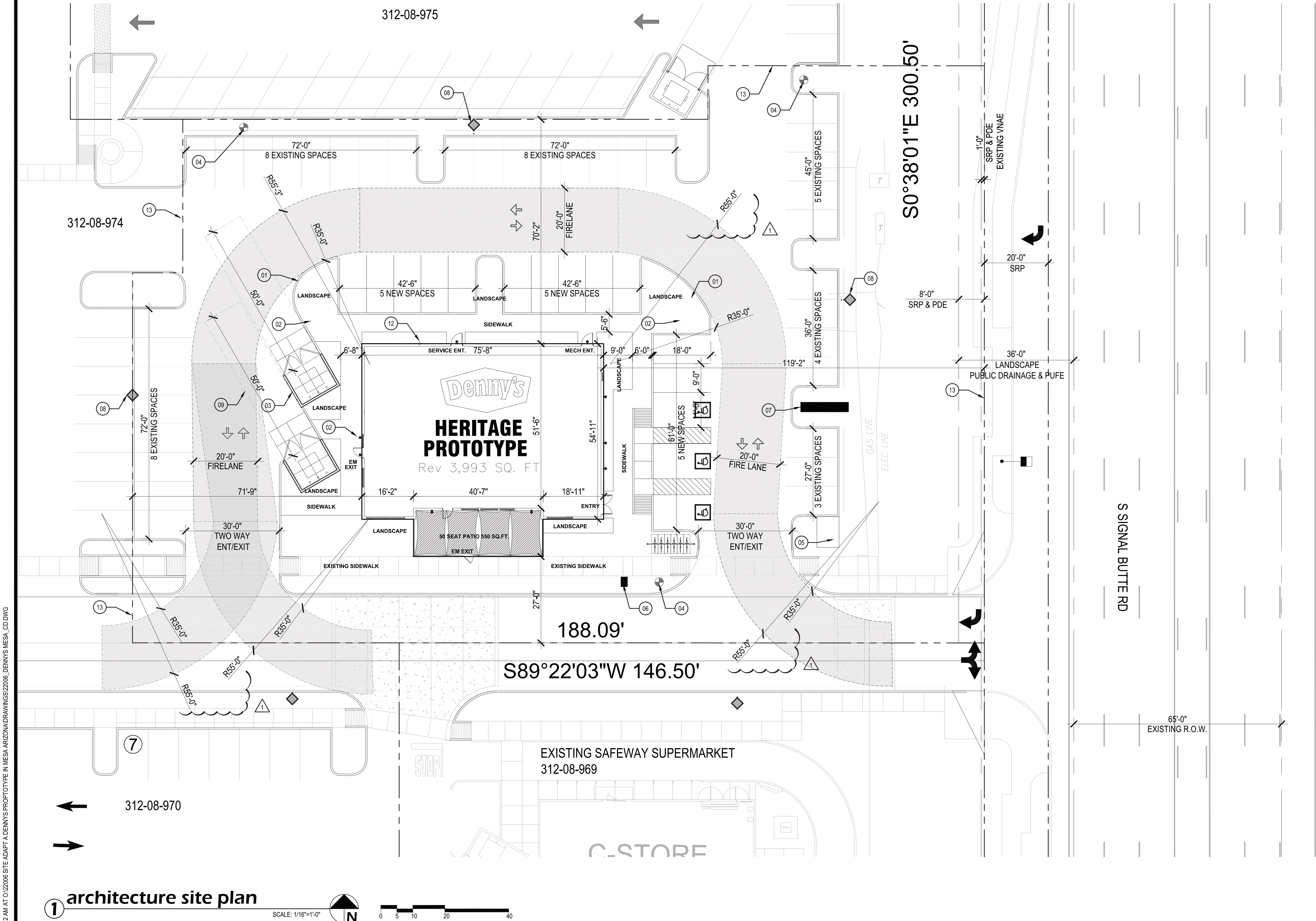
The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or at Chloe.DurfeeDaniel@MesaAZ.Gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Akram Rosheidat, Architect
akram@mrtdesignllc.com
602.667.0348
340 E Palm Lane, Suite 304
Phoenix, AZ 85004



PLOTTED BY OMAR YOUSSEF ON 10/9/2022 11:32 AM AT 0:32006 SITE ADAPT A DENNY'S PROTOTYPE IN MESA, ARIZONA DRAWINGS 22006, DENNY'S MESA, CO.DWG



1 architecture site plan
 SCALE: 1/16"=1'-0"
 0 5 10 20 40

PARKING CALCULATIONS:

RATIOS FOR PARKING		
RESTAURANT		
VEHICULAR PARKING MINIMUMS		
INDOOR: 1 SPACE PER 75 SQ.FT.		
3,186 / 75 = 42.48 ->	43 SPACES REQUIRED	
OUTDOOR: 1 SPACE PER 150 SQ.FT.		
550 / 150 = 3.6 ->	4 SPACES REQUIRED	
TOTAL SPACES REQUIRED = 47 SPACES		
EXISTING SPACES = 35 SPACES		
NEW SPACES = 15 SPACES		
TOTAL SPACES PROVIDED = 50 SPACES		
BICYCLE PARKING MINIMUMS		
INDOOR: 1 PER 1,000 SQ.FT.		
3,186 / 1000 = 3.1 ->	4 SPACES REQUIRED	
OUTDOOR: 1 PER 2,000 SQ.FT.		
550 / 1000 = 0.55 ->	1 SPACE REQUIRED	
TOTAL SPACES REQUIRED = 5 SPACES		
TOTAL SPACES PROVIDED = 6 SPACES		

KEYNOTES:

- 6" CURB PER MAG STD DTL 220-1 TYPE A.
- SIDEWALK PER MAG STD DTL 230 - WIDTH PER PLAN.
- REFUSE ENCLOSURE PER COM STD DTL M-62.01 THRU M-62.04. SEE ARCHITECTURAL PLAN FOR MORE DETAILS.
- EXISTING FIRE HYDRANT.
- EXISTING TRANSFORMER ON PAD.
- EXISTING ELECTRIC CABINET
- EXISTING MONUMENT SIGN
- EXISTING LIGHT POLE
- 50' CLEARANCE RECTANGLE ALLOWING THE OPERATOR SAFE MANEUVERABILITY
- BIKE RACK PARKING WITH CLEARANCE PAD (2 x 6) PER SPACE
- BUILDING MOUNTED LIGHT FIXTURES
- INTERNALIZED DOWNSPOUTS. SEE CIVIL FOR CONTINUATION.
- SITE PROPERTY LINE

SITE GENERAL NOTES:

- ALL DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- SEE CIVIL AND LANDSCAPE DOCUMENTS FOR ADDITIONAL INFORMATION IN RELATIONSHIP TO HARDSCAPE, DRIVES, PARKING AREAS AND MISCELLANEOUS ITEMS.
- SEE ELECTRICAL DOCUMENTS FOR SITE LIGHTING AND REQUIRED SITE RELATED ITEMS WHICH REQUIRE SERVICE.
- REFER TO SOILS REPORT FOR GUIDELINES FOR SITE PREPARATION, FOOTING SOIL PREPARATION, AND ADDITIONAL REQUIREMENTS FOR SLOPES AT BUILDING PARAMETERS.
- REFER TO SOILS REPORT AND CIVIL DOCUMENTS FOR PAVING SECTIONS AND CONCRETE DESIGN FOR ALL HARDSCAPE.
- THE GENERAL CONTRACTOR IS TO VISIT THE SITE FOR OBSERVATION OF ANY EXISTING CONDITIONS AND SHALL REPORT ANY AND ALL CONFLICTS BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS.
- ALL AREAS OF PEDESTRIAN ACCESS SHALL COMPLY WITH THE AMERICANS WITH DISABILITY ACT AND LOCAL ENFORCED CODES, THERE WILL BE NO EXCEPTIONS.
- ALL CURBS AT ACCESSIBLE PATHS / PARKING ARE TO BE FLUSH TO PAVEMENT TO PROVIDE RAMP ACCESS.
- ALL ACCESSIBLE ROUTES:
 - SHALL HAVE AN 1/2" OR LESS CHANGE IN ELEVATION AT EXTERIOR 'ACCESSIBLE' DOORS.
 - PROVIDE ROUGH NON-SLIP SURFACE FIN. AT ALL ACCESSIBLE ROUTES AT ELEVATION CHANGES.
- ALL SITE EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING, SITE WALL, OR LANDSCAPE AS APPLIES. SEE LANDSCAPE PLANS.
- REFER TO PROJECT MANUAL FOR ADDITIONAL ITEMS OF COORDINATION AND SPECIFIC REQUIREMENTS FOR PRODUCTS AND PROCEDURES.
- FINAL COORDINATION OF OFFSITE LIGHTING SHALL BE REQUIRED AND COORDINATED WITH LOCAL UTILITY COMPANY.
- FIRE LANES SHALL BE PROVIDED IN COMPLIANCE WITH THE LOCAL JURISDICTION. SEE SITE PLAN.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- TYP (TYPICAL) AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME R REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.

PAD PREP:

OVER-EXCAVATED / ENGINEERED PAD FOR BUILDING PER SOILS REPORT AND CIVIL. CONNECT TO STUBBED UTILITIES. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO TRENCHING. LANDSCAPE AND IRRIGATION TO BE INSTALLED BY SITE CONTRACTOR. SITE CONTRACTOR TO COORDINATE W/BUILDING CONTRACTOR.

GENERAL NOTES:

- FIELD VERIFY EXISTING CONDITIONS.
- DO NOT SCALE DRAWINGS. RELY ONLY UPON ARCHITECT'S WRITTEN DIMENSIONS.

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JOB NUMBER
22006

denny's restaurant #9633
mesa new build
4248 S SIGNAL BUTTE ROAD
MESA, ARIZONA 85212

PROJECT
SEP 12, 2022

REVISIONS
CITY COMMENTS

DRAWN BY
CHECKED BY

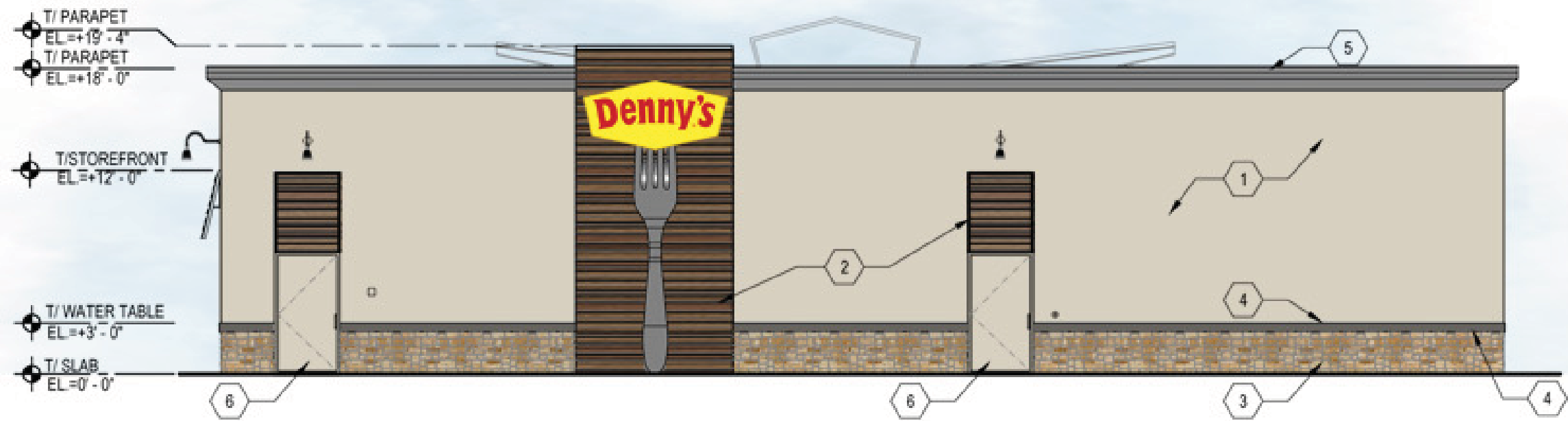
DATE ISSUED
SHEET DESCRIPTION

REGISTERED ARCHITECT
CERTIFICATE NO. 27908
AKRAM NASR
ROSHEIDAT
SEP 20 2022
ARIZONA, U.S.A.

SHEET
A1.0

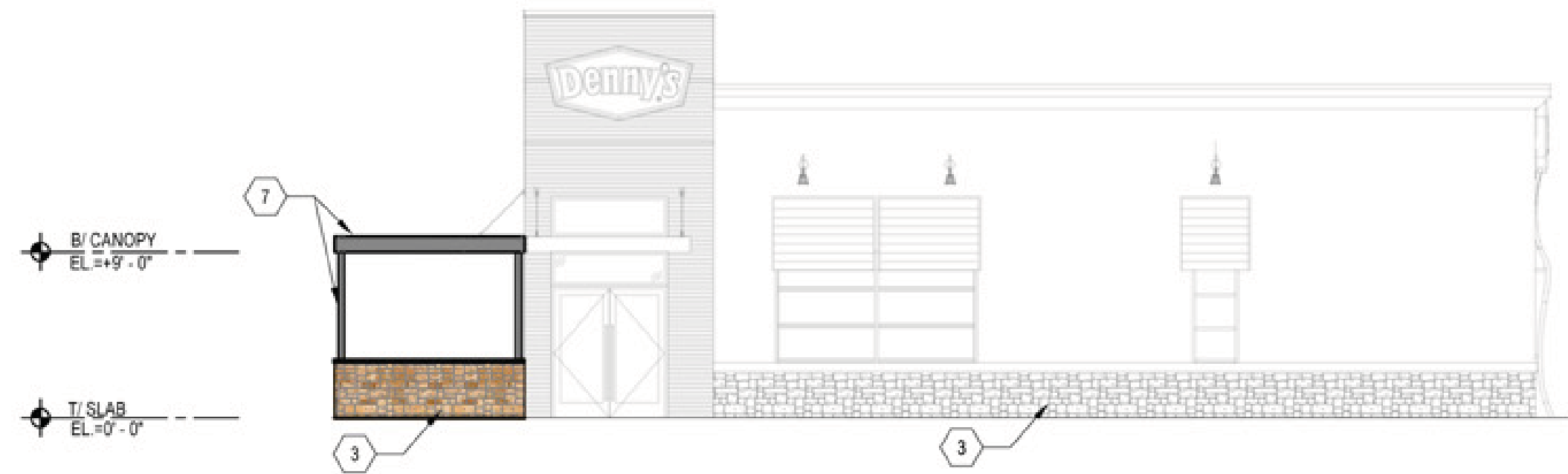
architecture site plan

SYMBOL	MATERIAL	NAME	NUMBER	MANUF.	AREA (N)	AREA (S)	AREA (E)	AREA (W)	AREA (TOTAL)
1	EIFS FINISH	LIGHT ASPIRATION	DE 6155	DUNN EDWARDS	880 SQ.FT.	500 SQ.FT.	535 SQ.FT.	680 SQ.FT.	2,595 SQ.FT.
2	COMPOSITE WOOD DECKING	TIGERWOOD * WALNUT	-	MOISTURESHIELD	215 SQ.FT.	200 SQ.FT.	65 SQ.FT.	40 SQ.FT.	520 SQ.FT.
3	STONE VENEER	LAUDER STONE - BUFF ROUGHBACK	-	MEZGER	150 SQ.FT.	110 SQ.FT.	110 SQ.FT.	130 SQ.FT.	500 SQ.FT.
4	EIFS FINISH (ACCENT)	LOOKING GLASS	DE 6376	DUNN EDWARDS	30 SQ.FT.	25 SQ.FT.	25 SQ.FT.	25 SQ.FT.	105 SQ.FT.
5	PRE-FINISHED METAL COPING	LOOKING GLASS	DE 6376	DUNN EDWARDS	30 SQ.FT.	45 SQ.FT.	60 SQ.FT.	75 SQ.FT.	210 SQ.FT.
6	HOLLOW MTL DOORS	PAINTED LIGHT ASPIRATION	DE 6155	DUNN EDWARDS	60 SQ.FT.	-	-	-	60 SQ.FT.
7	STEEL BEAM	LOOKING GLASS	DE 6376	DUNN EDWARDS	-	40 SQ.FT.	10 SQ.FT.	10 SQ.FT.	60 SQ.FT.
8	METAL DECK (HORIZONTAL)	HOT JAZZ	DEA 107	DUNN EDWARDS	-	180 SQ.FT.	150 SQ.FT.	-	330 SQ.FT.
9	GLAZING	GLASS	-	-	-	290 SQ.FT.	150 SQ.FT.	75 SQ.FT.	575 SQ.FT.
10	ALUMINUM COMPOSITE	COLOR: HOT JAZZ	DEA 107	DUNN EDWARDS	-	620 SQ.FT.	-	-	620 SQ.FT.



4 north elevation

SCALE: 1/8"=1'-0"



6 east elevation patio

SCALE: 1/8"=1'-0"



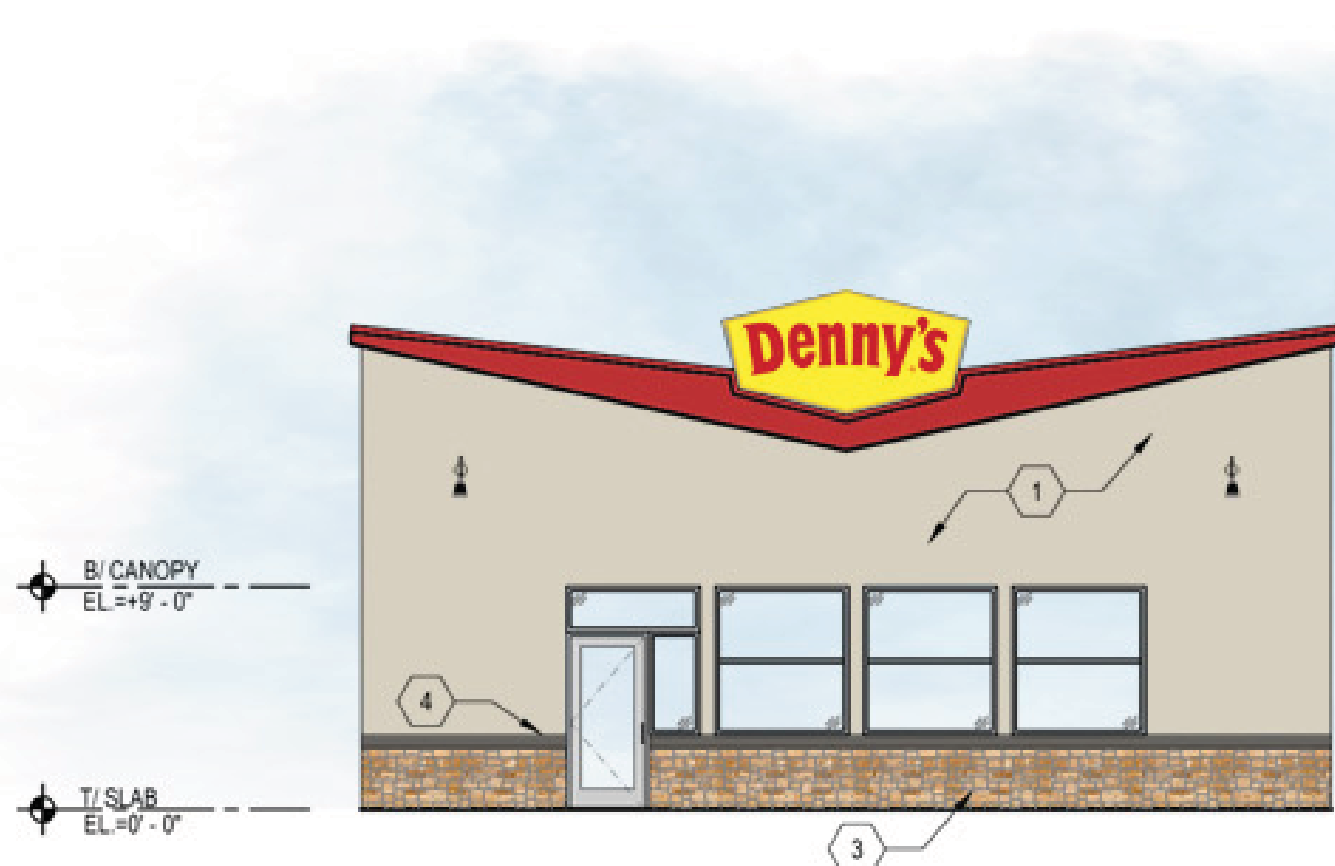
3 east elevation

SCALE: 1/8"=1'-0"



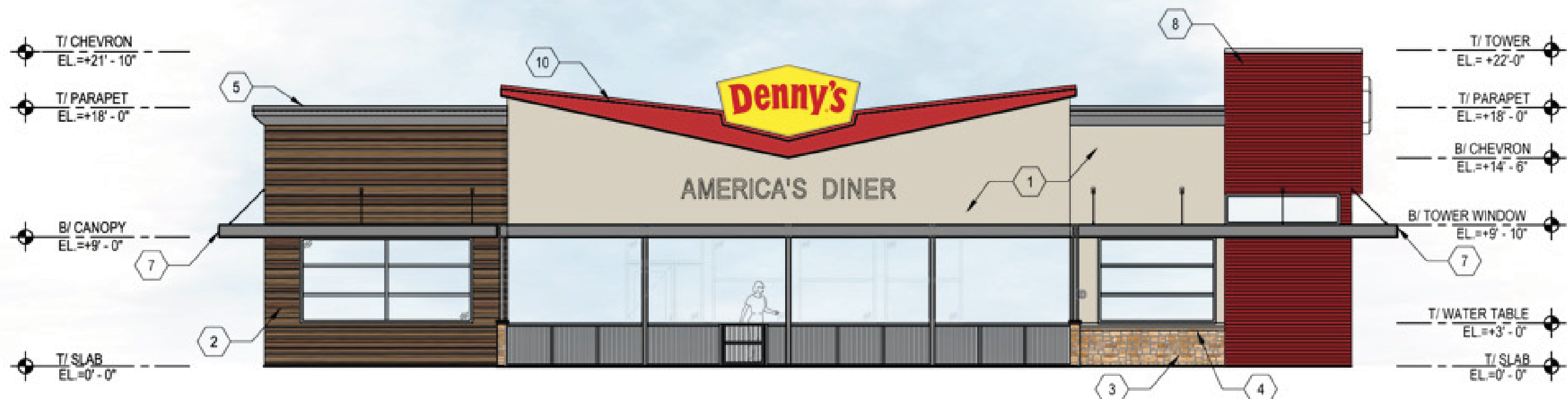
2 west elevation

SCALE: 1/8"=1'-0"



5 south elevation patio

SCALE: 1/8"=1'-0"

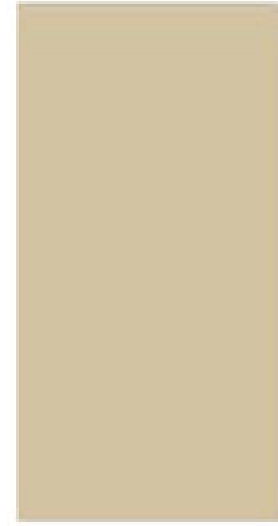


1 south elevation

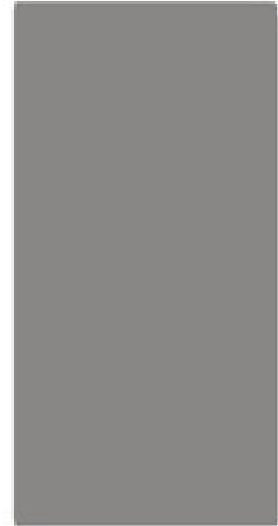
SCALE: 1/8"=1'-0"

materials

PAINT by Dunn Edwards



DE 6155
LIGHT ASPIRATION

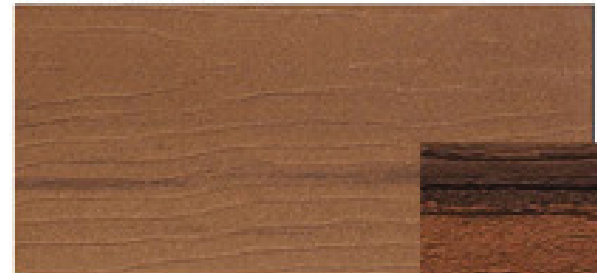


DE 6376
LOOKING GLASS
STEEL ACCENT COLOR

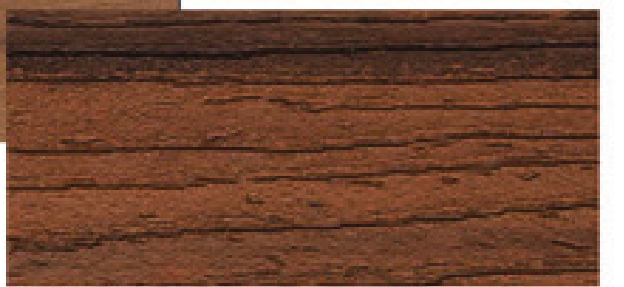


DEA 107
HOT JAZZ

COMPOSITE WOOD DECKING
by Moistureshield



TIGERWOOD 2x4 & 2x6



WALNUT

STONE
by MEZGER



LAUDER STONE - BUFF | ROUGHBACK

general notes:

- FIELD VERIFY EXISTING CONDITIONS.
- DO NOT SCALE DRAWINGS. RELY ONLY UPON ARCHITECT'S WRITTEN DIMENSIONS.
- PROVIDE BLOCKING BEHIND ALL ATTACHED BUILDING SIGNAGE.
- COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR PLACEMENT OF LIGHTING, WALL HYDRANTS, MECHANICAL LOUVERS, ETC.
- ALL UTILITY BOXES (ELECTRICAL PANELS, GAS METER, ETC.) ARE TO BE PAINTED TO MATCH EIFS IF PERMISSIBLE BY THE LOCAL UTILITY COMPANY.
- ALL METAL COMPONENTS ON EXTERIOR ARE TO BE PREFORMED AND PREFINISHED WHERE POSSIBLE.
- ALL DOORS AND WINDOWS SHALL BE DARK BRONZE ANODIZED ALUMINUM WITH GLASS AS SELECTED BY OWNER AND ARCHITECT.
- CAULK LINE AROUND WINDOWS AND DOORS SHALL BE 3/8" WIDE.
- EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE PREFINISHED. REFER TO ELECTRICAL DRAWINGS.
- ABBREVIATION "CJ" DENOTES CONTROL JOINT.
- COORDINATE ALL EXTERIOR SIGNS, CANOPIES, AWNINGS AND "AMERICA'S DINER" PANELS WITH OWNER'S VENDOR.
- DOORS AND WINDOWS ELEVATIONS AND DETAILS WILL BE PROVIDED ON A SEPARATE SHEET.



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JOB NUMBER
22006

denny's restaurant #9633
mesa new build

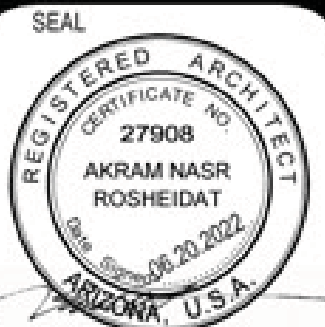
4248 S. SIGNAL BUTTE ROAD
MESA, ARIZONA 85212

PROJECT

REVISIONS

DRAWN BY
CHECKED BY

DATE ISSUED
SHEET DESCRIPTION



SHEET
A7.1
OF
-

City of Mesa Planning Division

RECEIVED

NOV 29 2022

AFFIDAVIT OF PUBLIC POSTING

CITY OF MESA
DEVELOPMENT SERVICES

To be submitted to the Planning Division by November 29, 2022

Date: 11.28.2022

I, Emad Masaih, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON22-00680 on the 29th day of November, 2022. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature:



SUBSCRIBED AND SWORN before me this 29 day of 11, 20 22.


Notary Public



Case Number: ZON22-00680

Project Name: Denny's Restaurant

**CITY OF MESA
PUBLIC NOTICE
ZONING HEARING**

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

4:00 PM DATE: December 14, 2022

CASE: ZON22-00680

**Request: Site Plan Modification. This
request will allow for the development of
a restaurant.**

**Applicant: Dine Plus
Phone 1(877)643-8767**

Planning Division (480) 644-2385

Posting date: November 29, 2022