

Citizen Participation Report

Elliot & Ellsworth

March 14, 2023

Purpose: The purpose of this Citizen Participation Report is to provide information regarding the efforts made by the applicant to implement a citizen participation in relation to a Site Plan Modification review request for the Elliott & Ellsworth Mixed Use Development. This site is located at 3501 S. Ellsworth Road, on the southeast corner of Elliott and Ellsworth Roads and is an application for a Site Plan Modification, Preliminary Plat, Design Review, and Special Use Permit of approximately 17 acres. By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan.

Contact:

Sean B. Lake Or Sarah Fitzgerald

1744 s. Val Vista Dr.

Mesa, AZ 85204

480-461-4670

email: Sean.lake@pewandlake.com, Sarah.fitzgerald@pewandlake.com

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list received a letter describing the project, project schedule, site plan, and building elevations.
3. None of the property owners who were mailed a letter reached out for more information or to voice concerns or questions.
4. Copies of the notice letters and sign postings are included with this Citizen Participation Report.

Schedule:

Pre-Submittal Conference – Not Necessary Per Rachel Prelog

Application Submittal -October 31, 2022

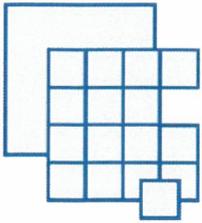
Design Review Board Notice Mailed – January 30, 2023

Design Review Board Meeting – February 14, 2023

Public Hearing Signs Posted – March 2, 2023

Public Hearing Notice Mailed – March 3, 2023

First neighborhood meeting – N/A



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

NOTICE OF PUBLIC MEETING DESIGN REVIEW BOARD

Meeting Date: February 14, 2023

Time: 4:30 p.m.

Location: Lower-Level City Council Chambers - 57 E. 1st Street

Proposed Development: Mixed Use Retail Development

Address: Southeast corner of Elliot and Ellsworth Roads

Parcel Number: 304-04-923

Case Number: DRB21-00126

*Call Planning Division to verify date and time (480) 644-2385

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client, Diversified Partners, LLC, has applied for City of Mesa Design Review approval for development at this location. This letter is being sent to all neighboring property owners within 1000 feet of the boundaries of the proposed development site as required by the Planning Division. You are invited to attend a work session of the Design Review Board and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan, landscape plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as apartments or office buildings). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

The public can attend the meeting either in-person or electronically and telephonically. **The live meeting may be listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921** and following the prompts.

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, **at least 1 hour prior to the start of the meeting, please submit an online comment card** at the following link: <https://www.mesaaz.gov/government/advisory-boards-committees/design-review-board>. 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 the same number: **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.

If you have any questions regarding this proposal, please contact our office at 480-461-4670. The City of Mesa has assigned this case to Josh Grandlienard, a member of the Planning Division staff. He can be reached at 480-644-4691 or at Joshua.Grandlienard@mesaaz.gov should you have any questions regarding the public meeting process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Sean B. Lake

PEW & LAKE, PLC

Enclosure

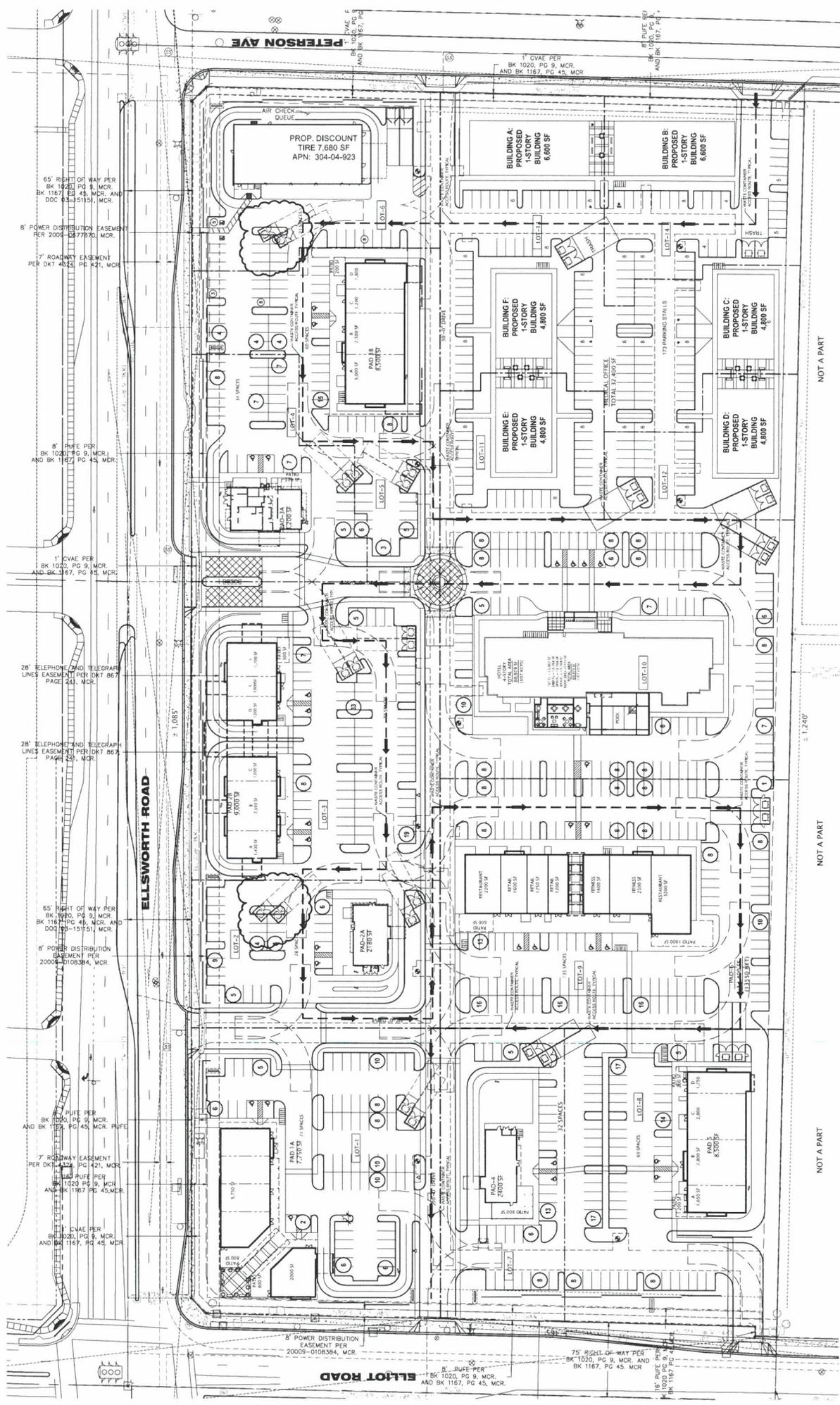


**SP-2.1
CLEAR**
RCA# 20115.00

ELLIOT RETAIL
NEC OF ELLIOT ROAD AND ELLSWORTH ROAD
MESA, ARIZONA 85212
DATE: 01-19-2023 (PRELIMINARY)



ENLARGED SITE PLAN - WASTE PICKUP ROUTE
SCALE: 1" = 60'-0"



NOT A PART

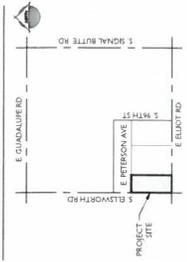
NOT A PART

NOT A PART

ELLIOT ROAD
8" PUFF PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR

PETERSON AVE
8" PUFF PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR
7" ROADWAY EASEMENT PER DKT 422, PG 421, MCR
8" POWER DISTRIBUTION EASEMENT PER 2009-0277970, MCR
7" ROADWAY EASEMENT PER DKT 421, PG 421, MCR
8" PUFF PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR
1" CVAE PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR
28" TELEPHONE AND TELEGRAPH LINES EASEMENT PER DKT 867, PAGE 243, MCR
28" TELEPHONE AND TELEGRAPH LINES EASEMENT PER DKT 867, PAGE 244, MCR
65' RIGHT OF WAY PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR, AND DDC 63-15151, MCR
8" POWER DISTRIBUTION EASEMENT PER 2009-0108384, MCR
8" PUFF PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR, PUFF
7" ROADWAY EASEMENT PER DKT 422, PG 421, MCR
8" PUFF PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR
1" CVAE PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR
8" POWER DISTRIBUTION EASEMENT PER 2009-0108384, MCR
75' RIGHT OF WAY PER BK 1020, PG 9, MCR, AND BK 1167, PG 45, MCR
8" PUFF PER BK 1020, PG 9, MCR AND BK 1167, PG 45, MCR

VICINITY MAP



KEYNOTES

- 1 ENTRY DRIVE
- 2 MONUMENT SIGN LOCATION (SEE ARCH)
- 3 PARKING SCREEN WALL (SEE ARCH)
- 4 TRASH ENCLOSURE (SEE ARCH PLANS)
- 5 DECORATIVE VEHICULAR PAVING
- 6 SIDEWALK (SEE CIVIL)
- 7 PEDESTRIAN AMENITY AREA (SEE SHEETS L-201-L-2-06)
- 8 DROP-OFF AREA WITH DECORATIVE FOTS
- 9 BIKE RACK (SEE ARCH)

LANDSCAPE DATA

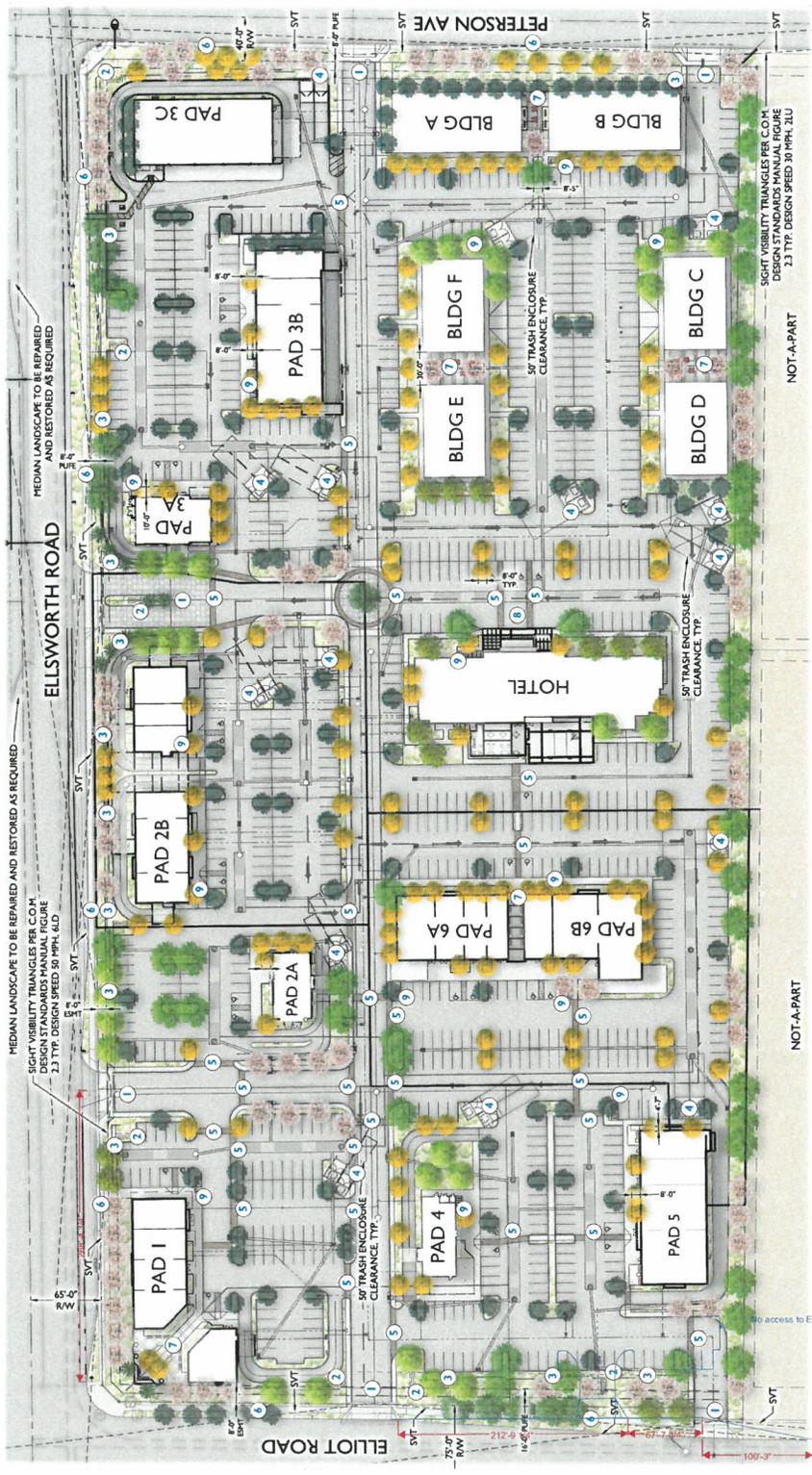
GROSS SITE AREA: 30.58 A.C. (896,457 SF)
 NET SITE AREA: 17 A.C. (740,742 SF)
 LANDSCAPE AREA: 163,393 SF
 LANDSCAPE COVERAGE: 22.3%

PUBLIC OPEN SPACE DATA

5 S.F. PER 1000 S.F. BUILDING FLOOR AREA: 807 S.F. PROVIDED: 8,889 S.F.
 RETAIL: 807 S.F. REQUIRED: 807 S.F.

CITY OF MESA PLANT DATA

PETERSON AVE FRONTAGE (403' L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	17 TREES	17 TREES
6 SHRUBS PER 25 L.F.	102 SHRUBS	103 SHRUBS
ELLIOT ROAD FRONTAGE (485' L.F.)	REQUIRED	PROVIDED
21 TREES PER 25 L.F.	21 TREES	21 TREES
6 SHRUBS PER 25 L.F.	126 SHRUBS	126 SHRUBS
ELLSWORTH ROAD FRONTAGE (1,050' L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	42 TREES	42 TREES
6 SHRUBS PER 25 L.F.	252 SHRUBS	257 SHRUBS
PROPERTY PERIMETER (1,240' L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE & 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	38 TREES	38 TREES
	760 SHRUBS	760 SHRUBS
FOUNDATION PLANTING (6,221' L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	125 TREES	129 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	13 TREES	71 TREES
TREE SIZE (461 TREES TOTAL)	REQUIRED	PROVIDED
36" BOX (35% MIN)	116 TREES	147 TREES
24" BOX (50% MIN)	231 TREES	314 TREES



SHRUBS/ACCENTS

COMMON NAME	SIZE	QTY
Cardinal Fourwing	5 Gal	35
Desert Bush	5 Gal	94
Compact Yucca	5 Gal	95
Orange Yucca	5 Gal	4
Yellow Bell	5 Gal	30

GROUNDCOVERS

COMMON NAME	SIZE	QTY
Bush Morning Glory	1 Gal	179
'Orchard Sunrise'	1 Gal	182
'Duke's Red Lavender'	1 Gal	154
Trailing Purple Lavender	1 Gal	184
New Gold Lavender	1 Gal	365

VINES

COMMON NAME	SIZE	QTY
Lamellar Star Flower Vine	5 Gal	57

SHRUBS/ACCENTS

COMMON NAME	SIZE	QTY
Century Plant	5 Gal	56
Smooth Agave	5 Gal	180
Blue Elf Aloe	5 Gal	324
Desert Hibiscus	5 Gal	101
Woody Butterfly Bush	5 Gal	67
Desert Spirea	5 Gal	81
High Bush	5 Gal	35
Gopher Plant	5 Gal	216
Great Hedgehedge	5 Gal	56
Bronze Ficus	5 Gal	147
Chinquapin	5 Gal	48
Heavenly Hostess	5 Gal	279
Red Branch Sage	5 Gal	166
Common Sage	5 Gal	52
Purple Holly	5 Gal	94
'Autumn Glow' Holly	5 Gal	309
Deer Grass	5 Gal	310
Lady's Slipper	5 Gal	101

SHRUBS/ACCENTS

COMMON NAME	SIZE	QTY
High	24" Box	141
Tweepy Acorn	24" Box	13
Cascade 'Smoothie'	36" Box	146
Chirley	24" Box	77
Ironwood	24" Box	12
Red Bra	24" Box	29
Disc Palm	18" Height	10
Thornless Hopsage	24" Box	41

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
	Agave attenuata	Century Plant	5 Gal	56
	Agave deserti	Smooth Agave	5 Gal	180
	Alcea hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal	324
	Arctostaphylos	Desert Hibiscus	5 Gal	101
	Buddleia nana	Woody Butterfly Bush	5 Gal	67
	Dasylirion	Desert Spirea	5 Gal	81
	Dasylirion	High Bush	5 Gal	35
	Geophila	Gopher Plant	5 Gal	216
	Green Hedgehedge	Great Hedgehedge	5 Gal	56
	Hesperaloe parviflora	Bronze Ficus	5 Gal	147
	Juniperus californica	Chinquapin	5 Gal	48
	Juniperus	Heavenly Hostess	5 Gal	279
	Leucosiphon	Red Branch Sage	5 Gal	166
	Leucosiphon	Common Sage	5 Gal	52
	Phoradendron	Purple Holly	5 Gal	94
	Phoradendron	'Autumn Glow' Holly	5 Gal	309
	Phoradendron	Deer Grass	5 Gal	310
	Phoradendron	Lady's Slipper	5 Gal	101



L-1.01
12.19.2022

Mesa, Arizona Preliminary Landscape Plan

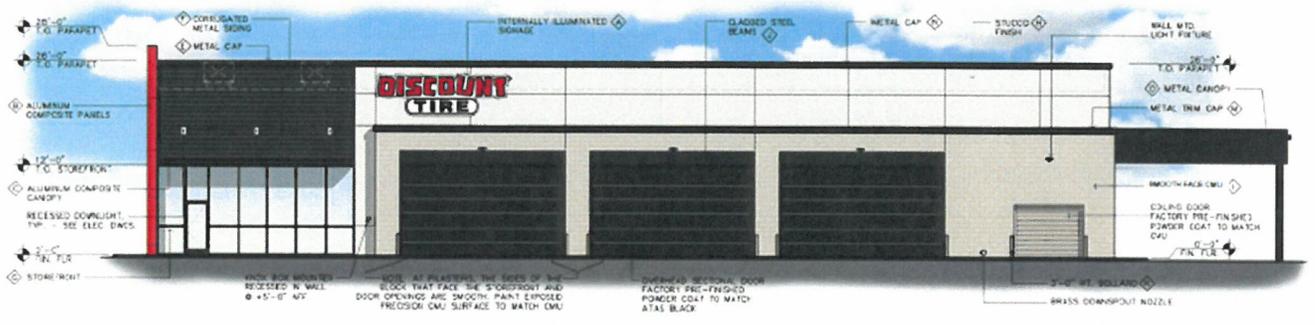
Ellsworth and Elliot MOB



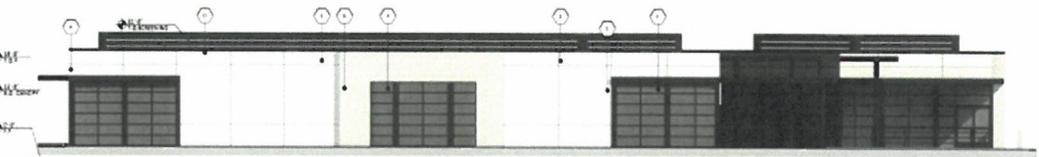
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION

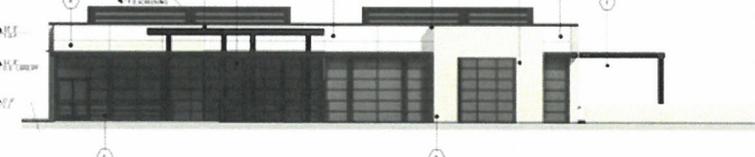
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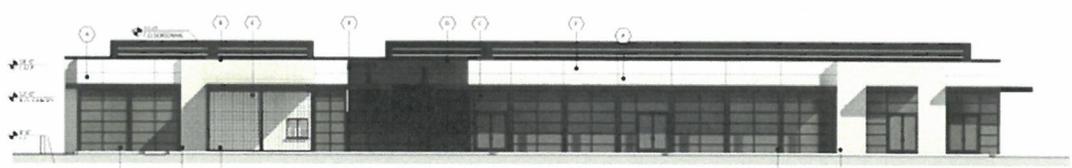
PAD 1A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



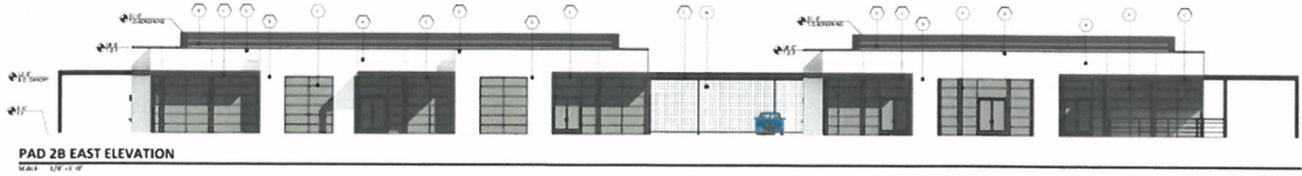
PAD 1A WEST ELEVATION
SCALE: 1/8" = 1'-0"



PAD 1A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PAD 1A EAST ELEVATION
SCALE: 1/8" = 1'-0"



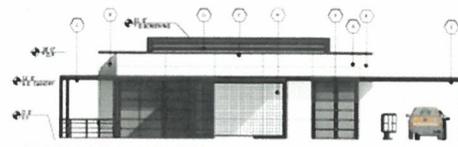
PAD 2B EAST ELEVATION

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



PAD 2B SOUTH-A ELEVATION

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

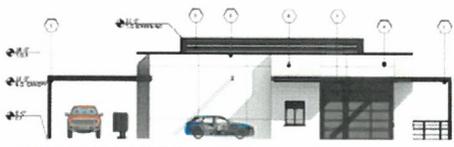


PAD 2B NORTH-A ELEVATION

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

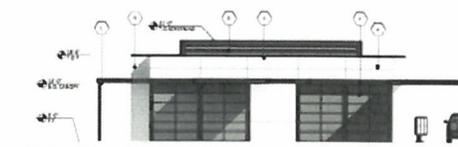
MATERIAL AND COLORS

- | | |
|--|---|
| 1. STUCCO
COLOR: SUNDRIED TOMATO | 2. METAL COPING
COLOR: ATAS - DARK BRONZE COPING |
| 3. PAINT
COLOR: ZURICH WHITE CEMENT STUCCO | 4. ROOFING
COLOR: ATAS - DARK BRONZE COPING |
| 5. METAL LIGHTS & FIXTURES
COLOR: ATAS - DARK BRONZE COPING | 6. LANDSCAPE & PLANTING
COLOR: ATAS - DARK BRONZE COPING |
| 7. METAL FINISHING
COLOR: ATAS - DARK BRONZE COPING | 8. METAL FINISHING
COLOR: ATAS - DARK BRONZE COPING |



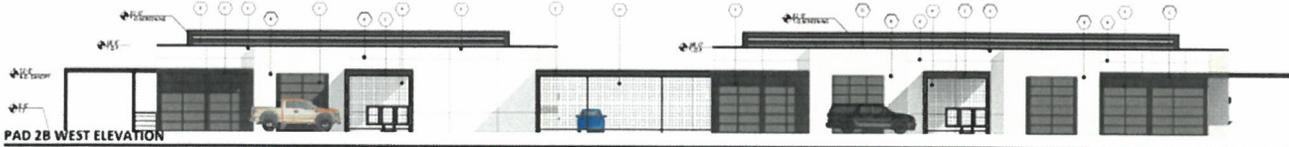
PAD 2B SOUTH-B ELEVATION

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



PAD 2B NORTH-B ELEVATION

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



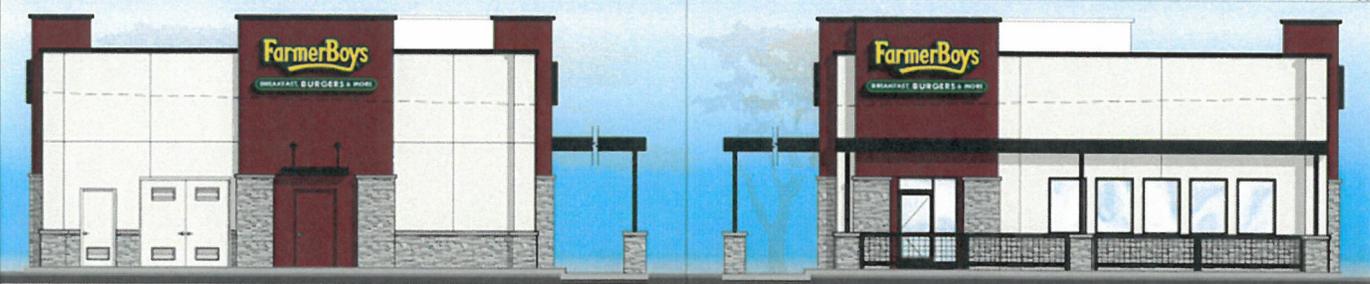
PAD 2B WEST ELEVATION

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



MAIN ENTRY ELEVATION

SCALE: 1/8" = 1'-0" 3



REAR ELEVATION

4 FRONT ENTRY / PATIO ELEVATION

SCALE: 1/8" = 1'-0" 2

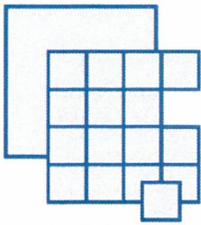


DRIVE-THRU ELEVATION

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

MATERIAL FINISHES

- | | |
|--|-------------------------------|
| | GREY STONE VENEER |
| | ATAS - DARK BRONZE COPING |
| | ZURICH WHITE CEMENT STUCCO |
| | SUNDRIED TOMATO CEMENT STUCCO |



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys



W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

Notice of Planning & Zoning Board Hearing

Dear Neighbor,

We have applied for a Site Plan Amendment for the property located at the northeast corner of Elliot and Ellsworth Roads. This request is for development of a mixed-use commercial development. The case number assigned to this project is ZON22-01174.

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 of the proposed development. If you have any questions regarding this proposal, please contact me or Sarah Fitzgerald at 480-461-4670 or by e-mail at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 22, 2023 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.

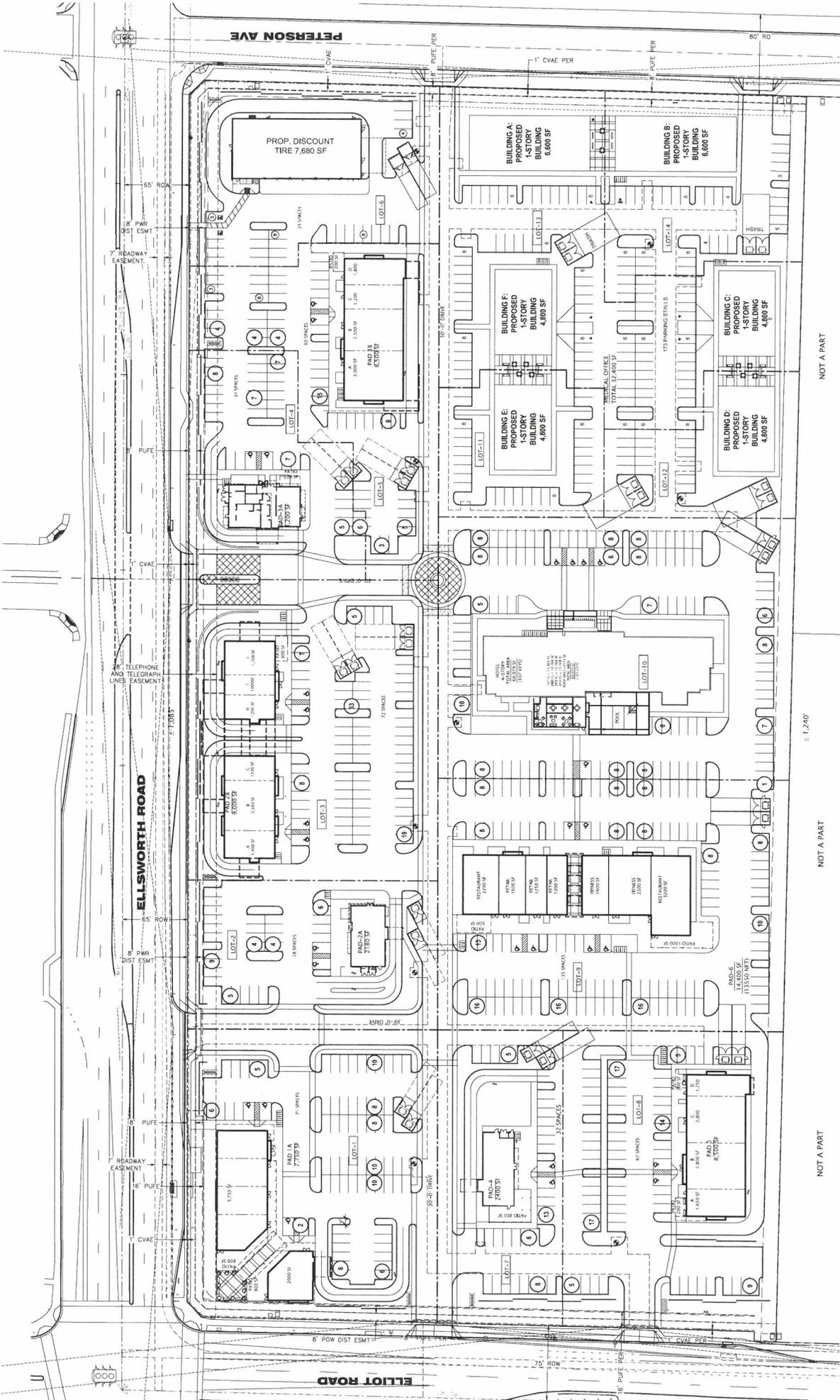
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Joshua Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.grandlienard@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,

Sean B. Lake

PEW & LAKE, PLC.



SP-3.0
CLEAR
RKAA# 20115.00



ELLIOT RETAIL
NEC OF ELLIOT ROAD AND ELLSWORTH ROAD
MESA, ARIZONA 85212
DATE: 02-20-2023 (PRELIMINARY)



ENLARGED SITE PLAN - FOR REFERENCE ONLY
SCALE: 1" = 60'-0"

NOT A PART

NOT A PART

NOT A PART

= 1,240'

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # , on . 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: *Meghan Liggett*

SUBSCRIBED AND SWORN before me on

MaryBeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 22, 2023
CASE: ZON22-01174

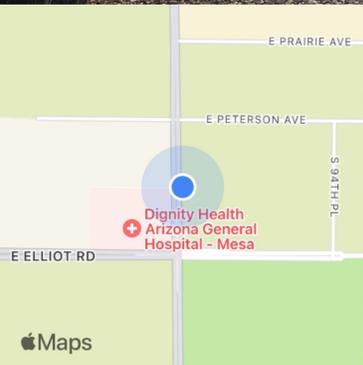
REQUEST: Site Plan Review; and Special Use Permit.
This request will allow for a commercial development.

APPLICANT: Pew & Lake, PLC.

PHONE: 480-461-4670

Planning Division: (480) 644-2385

Posting date: 3/02/2023



Mar 02, 2023 09:28AM
3501 S Ellsworth Rd
Maricopa County

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: March 22, 2023

CASE: ZON22-01174

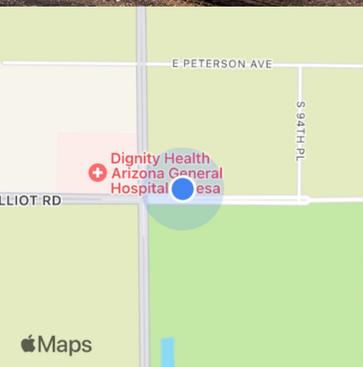
REQUEST: Site Plan Review; and Special Use Permit.
This request will allow for a commercial development.

APPLICANT: Pew & Lake, PLC.

PHONE: 480-461-4670

Planning Division: (480) 644-2385

Posting date: 3/02/2023



Mar 02, 2023 09:07AM
E Elliot Rd
Maricopa County