

Citizen Participation Report

202 and Recker Retail

NWC of loop 202 and Recker road

Mesa, Arizona

Case # ZON22-00456, DRB22-00547 & PRS21-00670

REQUEST: The request is for a development of this site for 2 new retail/office with a drive though and restaurant with drive through building. for property located within the 3300 block of North Recker Road (west side) and the 5900 block of East Virginia Street (south side)



Attachments:

1. Citizen participation report letter
2. Copy of application notification with neighborhood meeting invite and information
3. Public hearing notification letter set with site plan, color elevations and landscape plan
4. Copy of P & Z hearing notification letter
5. Copy of notification map and mailing list
6. Copy of DRB hearing notification letter
7. Copy of mailing set delivery transmittal with acknowledgment
8. Copy of Sign posting affidavit and photos



7500 E. McDonald Drive
Suite 100A
Scottsdale, AZ 85250
Phone: 480.947-8800
Fax: 480.947.8830

Citizen Participation Report for 202 and Recker retail Project

Date: Nov 28, 2022

Ref: PRS21-00670, ZON22-00546 & DRB22-00547
NWC of loop 202 and Recker road
Mesa, Arizona. 85215.
APN: 141-41-002N

Pre-application meeting for this project was held on **July 29, 2021** (PRS21-00670). As per staff recommendation a notification letter including virtual meeting information and invitation along with site plan, Landscape plan and elevations was mailed to residents within 1000' and to nearby registered neighborhoods and HOA's within ½ mile radius on **August 15, 2022** as part of CPP and a public notification. We have uploaded a mailing list and map of neighbors within 1000' radius, a mailing list and map of neighbors within 1000' radius Mailing list of HOA and Neighborhood associations with in ½ mile and copy of letter of notification on Mesa Dimes website.

We did not receive any communication from any neighbors or Neighborhood associations in response to the notification letters mailed.

The neighborhood virtual meeting was held on **Thursday September 1st, 2022**. The meeting started at approximately 6:00 pm. We had a total of 7 participants, only 1 of which was a resident. Charlotte Bridges from the city of Mesa was also present for this meeting. The residents only concerns were centered around the Dutch Bro's development, involving traffic, mainly with the existing church traffic. Charlotte responded back she will talk to City of Mesa Transportation staff about traffic congestion concerns at the intersection of Virginia and Recker Road and find out the future improvement plans for the intersection.

In the end the resident seemed to be in support of the development, and mentioned that he would prefer this development over other large retail developments. We remained on the virtual meeting until 6:40pm, but not other residents joined the call. We look forward to moving to the public hearing.

As per CPP public hearing notification requirement & staff recommendation a letter along with site plan and elevations was sent to residents within 500' and to nearby registered neighborhoods and HOA's within 1,000' radius on November 28, 2022. We have posted a sign on site on **November 28, 2022** per City of Mesa requirement and email received from Mesa on **November 22, 2022**. The sign posting affidavit and photos have been uploaded in our case file on Mesa Dimes web site. We have also uploaded a mailing list of neighbors within 500' radius, Mailing list of HOA and Neighborhood associations with in 1,000', map showing 500' radius and letter of notification along with site plan and elevations on Mesa Dimes website and a copy of the same was submitted along with Notification letter (Sealed, stuffed addressed and stamped envelopes) to the City on **November 23, 2022**

If you should have any questions, please feel free to reach me at (610) 469-4000.

Sincerely,

Emma Barreca

(610) 469-4000

emma@dpcrc.com



7500 E. McDonald Drive
Suite 100A
Scottsdale, AZ 85250
Phone: 480.991.3945

202 and Recker retail Project

Date: Aug 15th, 2022

Ref: PRS21-00670, ZON22-00546 & DRB22-00547
NWC of loop 202 and Recker road
Mesa, Arizona. 85215.

Dear Neighbor,

We have applied to the City of Mesa Planning and Zoning Board for site plan approval and design review for the property located at NWC of loop 202 and Recker road, Mesa, Arizona. The subject site is approximately 109,423 S.F. (2.51 acres) in size. The Maricopa County Assessor Parcel Number for this Property is #141-41-002N. North and west of this property is LI zoning with existing Fire station near NEC of site. South of this property is loop 202 freeway and east of this property is Recker road. The existing use of this property currently is vacant.

Scope of this application to develop the site for 2 new retail/office and restaurant with drive thru building on 2 new parcels. One PAD will be a standalone Building with drive thru for restaurant/coffee use and other PAD will be Multi-tenant Building with drive through for Retail, Restaurant, Medical office & commercial use. We are proposing both Single-story buildings with patio and drive through window. Total area including patio seating will be approximately 6,617 S.F. The zoning of this parcel is LI with BIZ Overlay & the proposed use is a permitted use in this zoning.

This letter is being sent to all property owners within 1000 feet of the property as well as all registered neighborhood associations within 1 mile of the project and all HOAs within ½ mile of the project at the request of the City of Mesa Planning Division as invitation to a neighborhood meeting and presentation. This will provide an opportunity for the developer and the property owners, neighborhood associations and registered neighborhoods to interact and discuss the proposal. Enclosed for your review is a copy of the site plan, landscape plan and elevations of the proposed development.

The virtual meeting will be held on Thursday September 1st, 2022, at 6:00 pm to 7:00pm.

The meeting will be hosted via Join Me, **to join the meeting please type join.me/326-966-024 Into your web browser.**

If you have any questions regarding this proposal, please call me at (610) 469-4000 or email emma@dpre.com. The City of Mesa has assigned this case to Charlotte Bridges, Planner II of their City of Mesa Planning Division. She can be reached at 480-644-6712 or email Charlotte.Bridges@MesaAZ.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward his correspondence to the new owner.

Sincerely,

Emma Barreca

Emma Barreca
Project Manager



Nationwide Real Estate Services

7500 E. McDonald Drive
Suite 100A
Scottsdale, AZ 85250
Phone: 480.991.3945

You have been invited to a join.me meeting for 202 and Recker retail Project.

The virtual meeting will be held on Thursday September 1st, 2022, at 6:00 pm to 7:00pm.

To join the meeting please type join.me/326-966-024 into your web browser.

Thursday, September 1, 2022 5:45 PM
Arizona

To dial in by phone:

United States - Boston, MA

[+1.857.444.6500](tel:+18574446500)

United States - Camden, DE

[+1.302.202.5900](tel:+13022025900)

United States - Denver, CO

[+1.720.650.5050](tel:+17206505050)

United States - Los Angeles, CA

[+1.213.226.1066](tel:+12132261066)

United States - New York, NY

[+1.646.307.1990](tel:+16463071990)

United States - Salt Lake City, UT

[+1.801.448.0006](tel:+18014480006)

United States - San Francisco, CA

[+1.415.594.5500](tel:+14155945500)

United States - Seattle, WA

[+1.206.636.0011](tel:+12066360011)

United States - Tampa, FL

[+1.813.769.0500](tel:+18137690500)

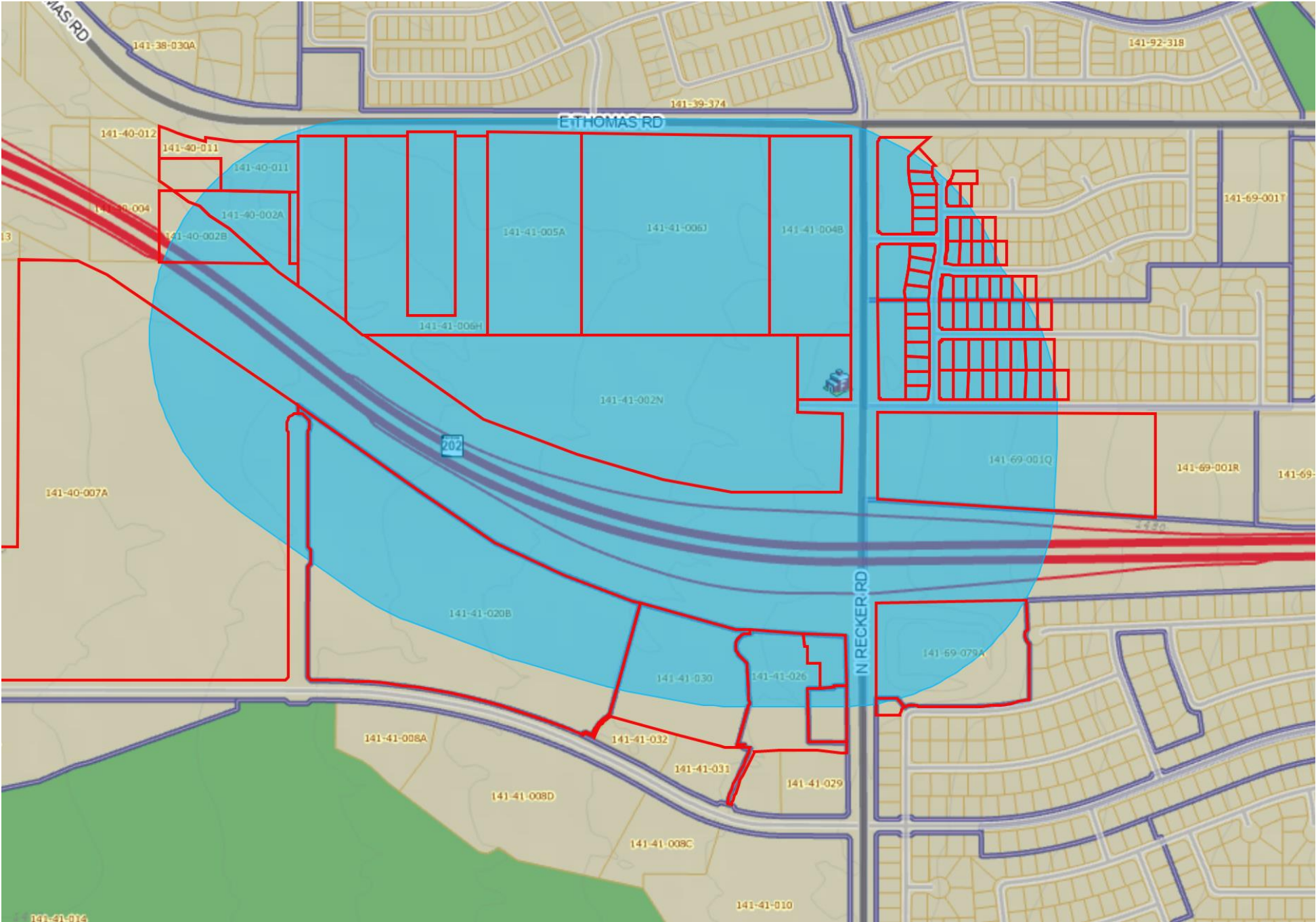
United States - Washington, DC

[+1.202.602.1295](tel:+12026021295)

Conference ID:

326-966-024 #

ZON22-00546 – 1000 ft NOTIFICATION MAP



ZON22-00546 1000 FT NOTIFICATION ADDRESS LIST

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
141-40-002A	ELITE AIR CONDITIONING SOLUTIONS LLC	3115 N NEVADA ST STE 2	CHANDLER	AZ	85225
141-40-002B	ARIZONA STATE OF DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	850073212
141-40-007A	SUNSHINE ACRES CHILDREN HOMES	3405 N HIGLEY RD	MESA	AZ	85201
141-40-010	AEE LAND HOLDING (MESA) LP	1185 W GEORGIA ST #1045	VANCOUVER	BC	V6E4E6
141-40-011	AEE LAND HOLDING (MESA) LP	1185 W GEORGIA ST #1045	VANCOUVER	BC	V6E4E6
141-41-002N	RECKER 202 HOLDINGS LLC	2355 E CAMELBACK RD STE 900	PHOENIX	AZ	85016
141-41-002P	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-41-003A	RECKER & THOMAS WEST 23.5 LLC	2733 N POWER RD SUITE 102-613	MESA	AZ	85215
141-41-004B	MESA R AND T-80 LLC/RECKER & THOMAS-27 LLC	2733 N POWER RD NO 102-613	MESA	AZ	85215
141-41-005A	RECKER & THOMAS WEST 23 5 LLC	2733 N POWER RD STE 102-613	MESA	AZ	85215
141-41-006G	RECKER & THOMAS WEST 23 5 LLC	2733 N POWER RD STE 102-613	MESA	AZ	85215
141-41-006H	RECKER & THOMAS WEST 23 5 LLC	2733 N POWER RD STE 102-613	MESA	AZ	85215
141-41-006J	MESA R AND T-80 LLC/RECKER & THOMAS-27 LLC	2733 N POWER RD NO 102-613	MESA	AZ	85215
141-41-020B	DOVER ASSOCIATES LLC	4148 N ARCADIA DR	PHOENIX	AZ	850184302
141-41-024	IN-N-OUT BURGERS	13502 HAMBURGER LN	BALDWIN PARK	CA	91706
141-41-026	FALCON NORTH CAPITAL LP	301 623 4 ST SE	MEDICINE HAT	AB	T1A 0L1
141-41-027	FALCON NORTH CAPITAL LP	301 623 4 ST SE	MEDICINE HAT	AB	T1A 0L1
141-41-030	FC MESA LLC	2989 W MAPLE LOOP DR SUITE 100	LEHI	UT	84043
141-69-001Q	RED MOUNTAIN COMMUNITY CHURCH	6101 E VIRGINA	MESA	AZ	85215
141-69-079A	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
141-69-393	CPI/AMHERST SFR PROGRAM II OWNER LLC	5001 PLAZA ON THE LAKE SUITE 200	AUSTIN	TX	78746
141-93-279	HOGGE RICHARD M/SUSAN K	3404 N OLYMPIC ST	MESA	AZ	85215
141-93-280	PATCH TRAVIS L/LAUREN A	3410 N OLYMPIC	MESA	AZ	85215
141-93-281	SHERIDAN SEAN T	3416 N OLYMPIC	MESA	AZ	85215
141-93-282	HERNANDEZ JESUS R QUINTANA/GONZALEZ ARIANNA	3422 N OLYMPIC	MESA	AZ	85215
141-93-283	CYPERT BYRON K/JULIE W	1687 MOUNTAIN SONG CT	HARRISON	NV	89014
141-93-284	BROCCOLINO CARMEN/MARGARET	3434 N OLYMPIC RD	MESA	AZ	85215
141-93-285	NOLAN JAMES PATRICK/ROYSTON NICHOL MARIE	2824 N POWER RD STE 113 PMB 143	MESA	AZ	85215
141-93-286	TAYLOR IAN G/NEWMAN MARY C	4610 244TH AVE NORTHEAST	REDMOND	WA	98053
141-93-287	MCINTYRE JAMES B/EMILY A	6038 E RIVERDALE ST	MESA	AZ	85215
141-93-288	PDP TRUST I LLC	6446 E TRAILRIDGE CIR UNIT 21	MESA	AZ	85215
141-93-289	RUPP MELISSA L/GREGORY J	6054 E RIVERDALE ST	MESA	AZ	85215
141-93-290	CRAPO PETER/KRISTIE	6062 E RIVERDALE ST	MESA	AZ	85215
141-93-291	FLYNN MICHAEL L/LANE E	6104 E RIVERDALE ST	MESA	AZ	85215
141-93-292	MARK R LEDBETTER AND REGINA M LEDBETTER TRUST	6112 E RIVERDALE	MESA	AZ	85215
141-93-293	PALMISANO AUGUST/NANCY E	6120 E RIVERDALE STREET	MESA	AZ	85215
141-93-338	BISBING LEWIS J/PAMELA S	6119 E RIVERDALE ST	MESA	AZ	85215

141-93-339	WASHBURN PHILIP/AMANDA	6111 E RIVERDALE ST	MESA	AZ	85215
141-93-340	RICHTFORT WILLIAM F/DEBRA M	6103 E RIVERDALE ST	MESA	AZ	85215
141-93-341	TUPEN LOUIS W/VICKIE L	6061 E RIVERDALE ST	MESA	AZ	85215
141-93-342	TAYLOR BRIAN W	6053 E RIVERDALE ST	MESA	AZ	85215
141-93-343	MCLLVEEN DAWN M/NELSON D	6045 E RIVERDALE ST	MESA	AZ	85215
141-93-344	MURPHY JAMES E/CHRISTINA B	6037 E RIVERDALE ST	MESA	AZ	85215
141-93-345	SCHELLENBERG BERNARD M/MEREDITH A	6029 E RIVERDALE ST	MESA	AZ	85215
141-93-346	CHRISTOPHER JOHN ALONZO TRUST	6028 E VIRGINIA ST	MESA	AZ	85215
141-93-347	WATSON FAMILY LIVING TRUST	6036 E VIRGINIA ST	MESA	AZ	85215
141-93-348	GUMAER EDWARD P/KAREN D	760 KOPAVI TRL	PRESCOTT	AZ	86303
141-93-349	FERNANDEZ ERIKA S	2038 N 90TH LN	PHOENIX	AZ	85037
141-93-350	AIRD GORDON R/LILLIAN M	6060 E VIRGINIA ST	MESA	AZ	85215
141-93-351	CUCITRO ANTHONY/VALENTINA	6102 E VIRGINIA ST	MESA	AZ	85215
141-93-352	VALDINI CHAD/HANNAH	6110 E VIRGINIA ST	MESA	AZ	85215
141-93-353	RISTER SCOTT MATHES/PATRICIA EILEEN TR	6118 E VIRGINIA ST	MESA	AZ	85215
141-93-354	STEEN SARAH M/MOORE RYAN K	6126 E VIRGINIA ST	MESA	AZ	852150791
141-93-368	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215
141-93-369	MIRELES FAVIO	3464 N OLYMPIC CIR	MESA	AZ	85215
141-93-370	BODINE TODD T/MARY ANN	3458 N OLYMPIC CIR	MESA	AZ	85207
141-93-371	SPURLOCK LIVING TRUST	3452 N OLYMPIC	MESA	AZ	85215
141-93-372	MENEGAY DAVID J/STEPHANIE	3446 N OLYMPIC CIR	MESA	AZ	85215
141-93-373	NOVELLI FAMILY LIVING TRUST	6035 E ROLAND ST	MESA	AZ	85215
141-93-374	MOSCHETTO AMBER N	6041 E ROLAND ST	MESA	AZ	85215
141-93-375	GOETTL DEGAN/ANGELA	6047 E ROLAND ST	MESA	AZ	85215
141-93-376	MAYS LARRY W TR	PO BOX 974	PAGOSA SPRINGS	CO	81147
141-93-377	SACKSON SCOTT ALLEN	6059 E ROLAND ST	MESA	AZ	85215
141-93-378	HARRIS RUSSELL BERT/DJENANE AIMEE	6556 E ROCHELLE CIR	MESA	AZ	852150765
141-93-379	ROBERT & BETTY DAY LIVING TRUST	6107 E ROLAND ST	MESA	AZ	85215
141-93-380	WEST ADAM	6113 E ROLAND ST	MESA	AZ	85215
141-93-419	EVANS PAUL JEFFREY TR	15100 REDMOND LOOP	RENO	NV	89511
141-93-420	RODOVSKY REVOCABLE TRUST	15807 N PEACE PIPE PL	FOUNTAIN HILLS	AZ	85268
141-93-421	CYR CORY/CARISSA	6048 E ROLAND ST	MESA	AZ	85215
141-93-422	VAZ JOHN/VAL	6042 E ROLAND ST	MESA	AZ	85215
141-93-423	MELOTT MATTHEW/HAILEY	3225 E BASELINE RD APT 1069	GILBERT	AZ	85234
141-93-424	2017-1 IH BORROWER LP	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
141-93-425	SAMUELS ALLAN/LAURA	6043 E ROCHELLE ST	MESA	AZ	85215
141-93-426	GRINENKO ALEXANDER M JR	4820 E WINSTON DR UNIT 2	PHOENIX	AZ	85044
141-93-427	GARDNER BRIDGET	6055 E ROCHELLE ST	MESA	AZ	85215
141-93-467	KEELING POLLY	6044 E ROCHELLE ST	MESA	AZ	85215

141-93-468	JANET C SWANSON AND JOHN A SWANSON REVOCABLE TI 38 TURNER DR		WEST WARWICK	RI	2893
141-93-469	CABELLO CYNTHIA	3543 N OLYMPIC CIR	MESA	AZ	85215
141-93-473	SAYRE CHRISTINA MARIE/HICKS JEFFREY	3550 N OLYMPIC CIR	MESA	AZ	85215
141-93-474	MIETH JEFFREY A/PATRICIA A TR	3542 N OLYMPIC CIR	MESA	AZ	85215
141-93-475	FRANK & TRACY BELTRAN FAMILY TRUST	10660 E BRAMBLE AVE	MESA	AZ	85208
141-93-476	JANOUSEK RONALD GREGORY/SANDRA LEE	3526 N OLYMPIC CIR	MESA	AZ	85215
141-93-477	HIBBARD BURNETT J/JULIE A	8030 E ROCHELLE ST	MESA	AZ	85207
141-93-478	YUEN HON/YAP SUSEE	3508 N OLYMPIC CIR	MESA	AZ	85215
141-93-479	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215
141-93-480	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215
141-93-485	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215
141-93-486	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215
141-93-487	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215
141-93-489	RED MOUNTAIN RANCH OWNERS ASSOCIATION	4710 E FALCON DR STE 205	MESA	AZ	85215



7500 E. McDonald Drive
Suite 100A
Scottsdale, AZ 85250
Phone: 480.947-8800
Fax: 480.947.8830

Dear Neighbor,

We have applied for consideration by the Planning and Zoning Board for the property located at within the 3300 block of North Recker Road (west side) and the 5900 block of East Virginia Street (south side). This request is for development of this site for 2 new retail/office with a drive through and restaurant with drive through building. The case number assigned to this project is ZON22-00546.

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 (602) 469-4000 or e-mail me at emma@dpcrc.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 14, 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 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.

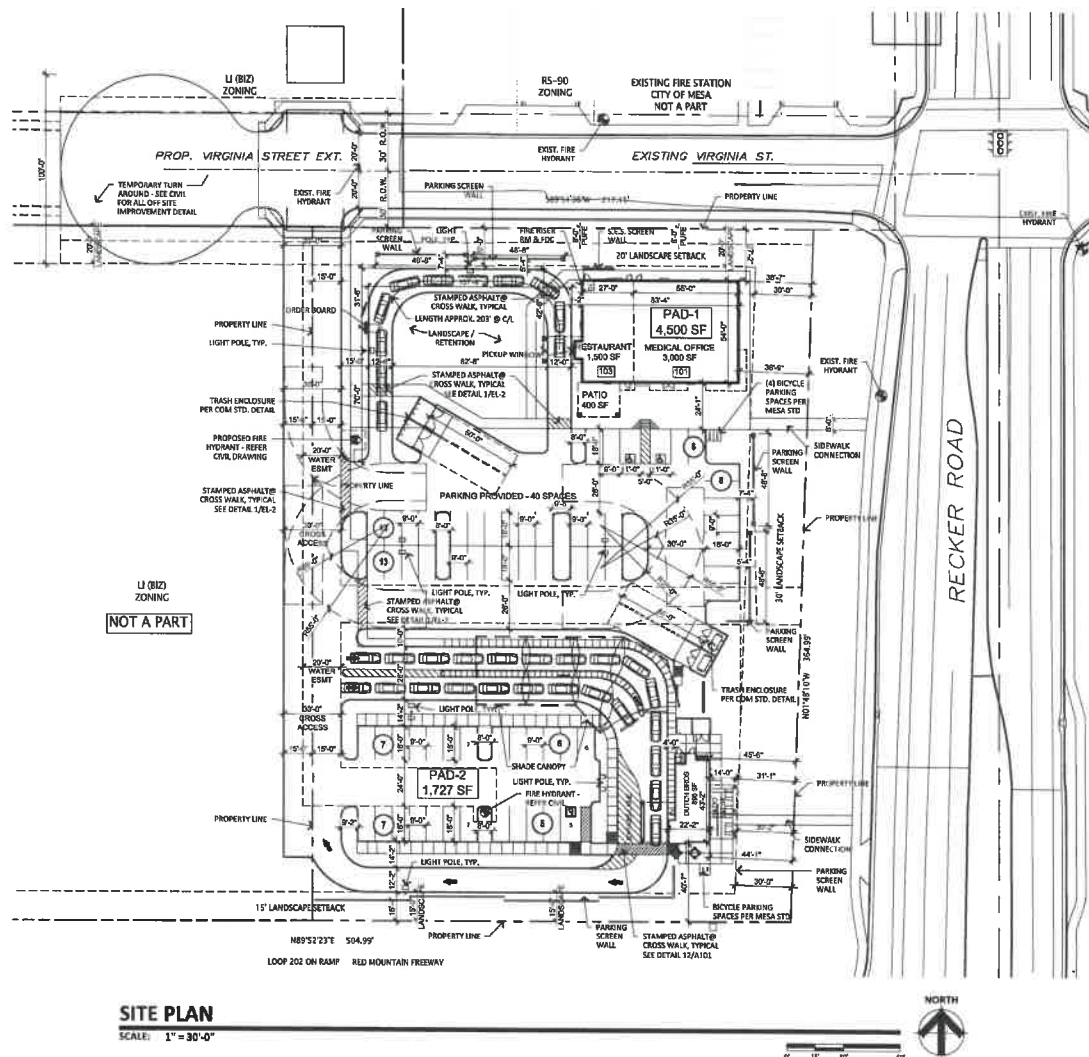
The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. she can be reached at 480-644-6172 or Charlotte.Bridges@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Emma Barreca

(610) 469-4000

emma@dpcrc.com



SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.

RECKER & 202 RETAIL
NWC OF RECKER ROAD AND LOOP 202
3358 N RECKER ROAD MESA AZ 85215
DATE: 10-20-2022 (PRELIMINARY)



SP-1A

RKAA# 21065.00



OVER ALL SITE DATA

PARCEL NUMBER: 141-41-002N
EXISTING ZONING: MESA LI WITH BIZ
TOTAL SITE AREA PER MCA: 24.87 ACRES (1,083,729 S.F.)

PROPOSED SITE DATA

PARCEL NUMBER: 141-41-002N (EAST PART)
EXISTING ZONING: MESA LI WITH BIZ
PROP. TOTAL GROSS SITE AREA: 2.51 ACRES (109,423 S.F.)
PROP. TOTAL NET SITE AREA: 2.16 ACRES (94,466 S.F.)
TOTAL PROPOSED BUILDING AREA: 6,617 S.F.
PROPOSED BUILDING COVERAGE: 7.00 %

MAX. TOTAL LOT COVERAGE PER CODE: LI DIST. 90 %
PROPOSED LOT COVERAGE: MZO TABLE 11-7-3 68.6%

TOTAL PARKING REQUIRED: 43 SPACES
TOTAL PARKING PROVIDED: 64 SPACES
MAX. PARKING PER CODE: 125% 53.75 SPACES

ACCESSIBLE SPACES REQUIRED: 03 SPACES
ACCESSIBLE SPACES PROVIDED: 03 SPACES

BICYCLE SPACES REQUIRED: 06 SPACES
BICYCLE SPACES PROVIDED: 06 SPACES

PAD 1 - 5947 E VIRGINIA ST.

BUILDING AREA: 3,000 S.F.
MEDICAL OFFICE: 1,500 S.F.
RESTAURANT: 400 S.F.
TOTAL AREA: 4,900 S.F.

PROPOSED MAX. BUILDING HEIGHT: 25'-0"
PARKING REQUIRED:
MEDICAL OFFICE: 1 PER 200 15 SPACES
RESTAURANT: 1 PER 100 15 SPACES
PATIO - 1 PER 200 02 SPACES
TOTAL PARKING REQUIRED: 32 SPACES
MAX. PARKING PER CODE: 125% 40 SPACES
TOTAL PARKING PROVIDED: 40 SPACES

ACCESSIBLE SPACES REQUIRED: 02 SPACES
ACCESSIBLE SPACES PROVIDED: 02 SPACES

BICYCLE SPACES REQUIRED: 04 SPACES
BICYCLE SPACES PROVIDED: 04 SPACES

PAD 2 - 5951 E VIRGINIA ST.

BUILDING AREA: 896 S.F.
PATIO AREA: 392 S.F.
AWNING & OVERHANG: 439 S.F.
TOTAL AREA: 1,717 S.F.

PROPOSED MAX. BUILDING HEIGHT: 25'-0"
PARKING REQUIRED:
PAD 1A: 1 PER 100 09 SPACES
PAD 1A: PATIO - 1 PER 200 02 SPACES
TOTAL PARKING REQUIRED: 11 SPACES
MAX. PARKING PER CODE: 125% 14 SPACES
TOTAL PARKING PROVIDED: 24 SPACES

ACCESSIBLE SPACES REQUIRED: 01 SPACES
ACCESSIBLE SPACES PROVIDED: 01 SPACES

BICYCLE SPACES REQUIRED: 02 SPACES
BICYCLE SPACES PROVIDED: 02 SPACES

CASE # PRS21-00670
CASE # ZON22-00546
CASE # DRB22-00547

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

FINISH PERCENTAGES

STUCCO	-	45%
BRICK VENEER	-	15%
TILE	-	26%
GLAZING	-	10%

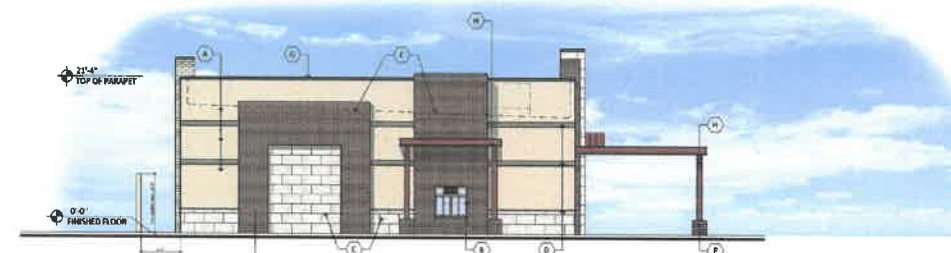


EAST ELEVATION

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

FINISH PERCENTAGES

STUCCO	-	45%
BRICK VENEER	-	35%
TILE	-	28%
GLAZING	-	2%



WEST ELEVATION

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

MATERIAL AND COLORS

- A. STUCCO - PAINT COLOR TO MATCH:**
FINISH: FIRE SAND
MFC: SUMMIT WILLIAMS
COLOR: NATURAL TAN
SPEC #: SW 7563
- B. STOREFRONT MULLIONS:**
SPEC: LAURENCE
COLOR: CLEAR ANODIZED
- C. TILE:**
SPEC: DALY'S
COLOR: CALCATA ARIES
MFC: PANORAMIC PORCELAIN
SURFACES
- D. STUCCO - PAINT COLOR TO MATCH:**
FINISH: FIRE SAND
MFC: SUMMIT WILLIAMS
COLOR: ANCHORAGES
SPEC #: SW 7046
- E. THIN BRICK VENEER:**
FINISH: GRAY
MFC: SUMMIT BRICK
COLOR: ESPRESSO
- F. THIN BRICK VENEER:**
FINISH: GRAY
MFC: SUMMIT BRICK
COLOR: THISTLEDOWN
- G. METAL PARAPET CAP:**
SPEC: BRILL
COLOR: MIDNIGHT BRONZE
- H. METAL CANOPY & AWNINGS:**
SPEC: BRILL
COLOR: COLORED RED
- I. PAINTED HOLLOW METAL ROOFS:**
SPEC: SUMMIT WILLIAMS
COLOR: ANCHORAGES
SPEC #: SW 746

FINISH PERCENTAGES-OVERALL TOTAL

STUCCO	-	45%
BRICK VENEER	-	25%
TILE	-	20%
GLAZING	-	9%

*NOTE ALL DOWNSPOUTS WILL BE
INTERNALIZED

FINISH PERCENTAGES

STUCCO	-	39%
BRICK VENEER	-	23%
TILE	-	15%
GLAZING	-	23%



SOUTH ELEVATION

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

FINISH PERCENTAGES

STUCCO	-	48%
BRICK VENEER	-	30%
TILE	-	22%
GLAZING	-	0%



NORTH ELEVATION

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



KEY MAP

SCALE: 1/32"=1'-0"

NORTH

CASE # PRS21-00670
CASE # ZON22-00546
CASE # DRB22-00547

RECKER & 202 RETAIL
NWC OF RECKER ROAD AND LOOP 202
3358 N RECKER ROAD MESA AZ 85215
DATE: 10-20-2022 (PRELIMINARY)

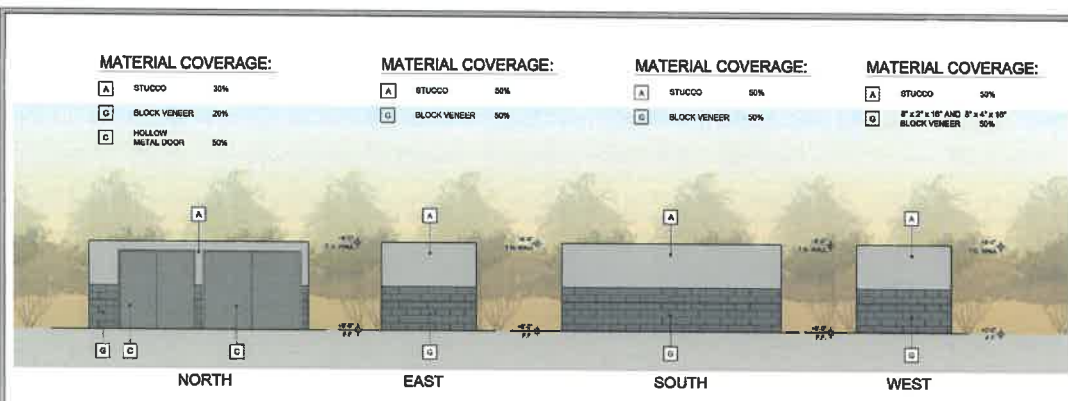


EL-1

EL-1

RKAA# 21065.00





KEYNOTES

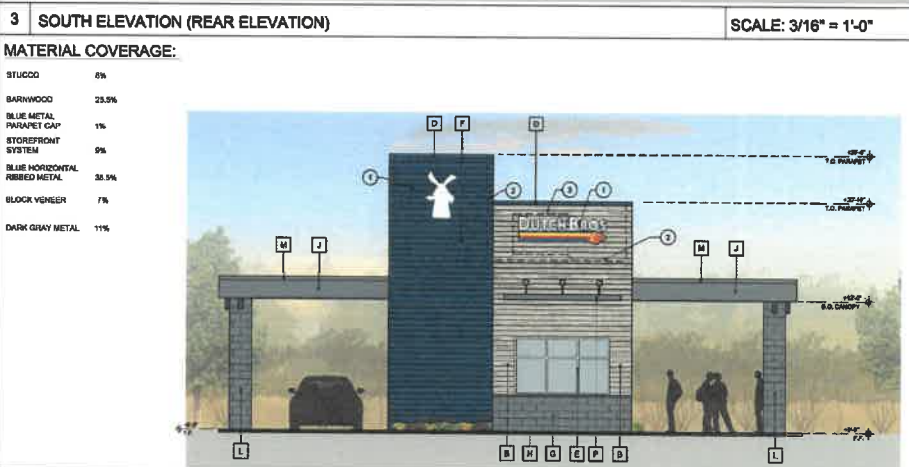
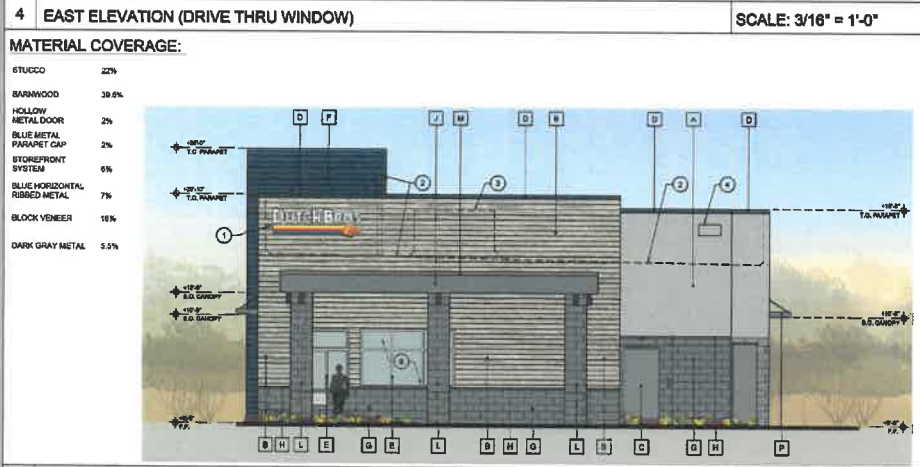
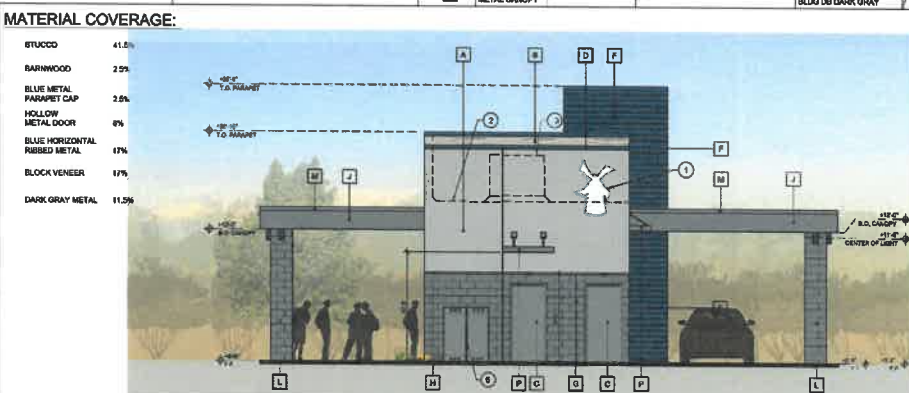
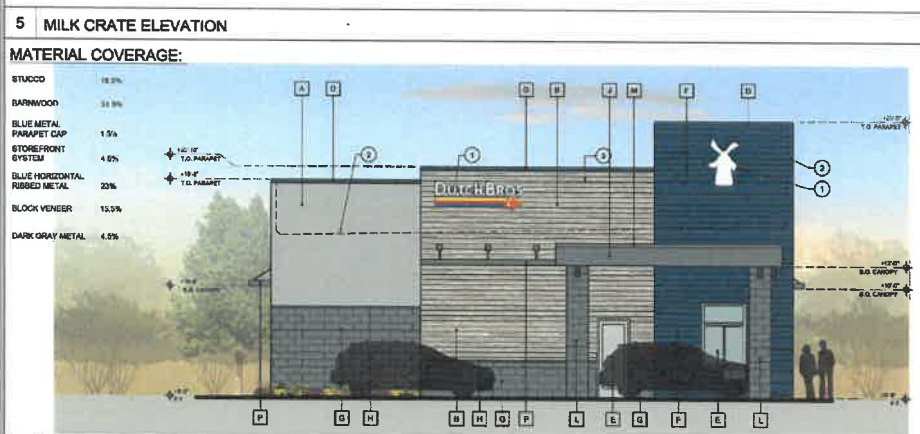
1. DIVANES UNDER SEPARATE REVIEW AND PERMIT.
2. DASHED INDICATES LINE OF ROOF BEYOND MECHANICAL ROOF TOP UNIT, FULLY SCREENED BY PARAPET.
3. BUILDING ADDRESS, VERIFY NUMBER, LOCATION AND EXACT SIZE WITH THE MUNICIPAL SERVICE ENTRANCE SECTION (SES) FULLY ENCLOSED AND PAINTED TO MATCH ADJACENT WALL COLOR.
4. PROVIDE BLUE SPANDREL GLASS AT THIS WINDOW ONLY.

ELEVATION NOTES

1. A CHANGE IN WALL PLANE OCCURRING AT EVERY CHANGE IN MATERIAL.
2. DOWNSPOUTS TO BE INTERNALIZED.

FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
A	STUCCO		3-COAT SYSTEM WITH ACRYLIC MEDIUM SAND FINISH	COLOR: BLDG DR LIGHT GRAY
B	BARNWOOD	EL DORADO STONE	VINTAGE RANCH	COLOR: "STRATUSWOOD"
C	HOLLOW METAL DOOR	-	2'-0" x 7'-0"	COLOR: MATCH ADJACENT WALL FINISH COLOR
D	METAL PARAPET CAP	WESTERN STATES	METAL FLASHING	COLOR: PACIFIC BLUE
E	STOREFRONT SYSTEM	KANNEER OR APPROVED EQUAL	ALUMINUM STOREFRONT SYSTEM W/ 1" CLEAR INSULATED GLAZING VALUE: (EM-35, BRSC = 228)	COLOR: CLEAR ANODIZED
ZONE 2 (TOWER)				
F	HORIZONTAL RIBBED METAL	WESTERN STATES	TAYLOR METAL C-1 PROFILE	COLOR: PACIFIC BLUE
ZONE 3 (BASE)				
G	2' x 2' x 18" AND 2' x 4' x 18" BLOCK VENEER	SUPERLITE	STANDARD SPLIT FACE BLOCK	COLOR: BLDG DR DARK GRAY
H	2' x 2' x 18" BLOCK CAP	SUPERLITE	STANDARD SMOOTH FACE BLOCK	COLOR: BLDG DR DARK GRAY
ZONE 4 (FRAMED CANOPY)				
J	MASCA	-	METAL FABRIC, FLAT	COLOR: G SIDES: BLDG DR DARK GRAY
K	SOFFIT	HEWEN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	100% NATURAL
L	STUCCO COLUMN	-	3-COAT SYSTEM WITH ACRYLIC MEDIUM SAND FINISH	COLOR: BLDG DR LIGHT GRAY
M	METAL PARAPET CAP	WESTERN STATES	METAL FLASHING	COLOR: BLDG DR DARK GRAY
P	PRE-FABRICATED METAL CANOPY	-	-	COLOR: BLDG DR DARK GRAY



PHNX DESIGN

1505 SOUTH VIRGINIA STREET, SUITE 204
MESA, ARIZONA 85204
PHONE: 480.763.7264

PROPOSED SITE PLAN

DUTCH BROS

5951 EAST VIRGINIA STREET

MESA, ARIZONA

DATE REVISION

BUILDING ELEVATIONS

A300

PHNX DESIGN #: 21-250



VICINITY MAP



KEYNOTES

- 1 PARKING
- 2 BIKE RACK
- 3 TRASH ENCLOSURE
- 4 DECORATIVE PAVING
- 5 PARKING SCREEN WALL

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Ficus aurea</i>	Mulga	36" Box
	<i>Casahuate calycata</i>	Casahuate 'Smoothie'	24" Box
	<i>Chorizanthe californica</i>	Chorizanthe	24" Box
	<i>Prosopis juliflora</i>	Thornless Mesquite	24" Box
	<i>Ulmus parvifolia</i>	Chinese Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Albizia julibrissin</i>	Blue Grapes	5 Gal
	<i>Bougainvillea 'La Jolla'</i>	'La Jolla' Bougainvillea	5 Gal
	<i>Calliandra eriophylla</i>	Pink Pinyon Cactus	5 Gal
	<i>Cercocarpus betuloides</i>	San Marcos Hibiscus	5 Gal
	<i>Hesperaloe parviflora</i>	Claret Hesperaloe	5 Gal
	<i>Hesperaloe parviflora 'Brilliant'</i>	Brilliant Red Yucca	5 Gal
	<i>Leucosiphon longicaule 'Red Brown'</i>	Red Brown Sage	5 Gal
	<i>Leucosiphon longicaule 'Cinnamon'</i>	Cinnamon Sage	5 Gal
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal
	<i>Muhlenbergia rigida 'Nashville'</i>	Purple Muhly	5 Gal
	<i>Pennisetum macrocarpum</i>	Lady's Slipper	5 Gal
	<i>Pennisetum setaceum 'Whisper's Dream'</i>	Whisper's Dream	5 Gal
	<i>Ruellia brittaniana</i>	Desert Ruellia	5 Gal
	<i>Ruellia brittaniana</i>	Carroll Ruellia	5 Gal
	<i>Senecio arborescens</i>	Feathery Cassia	5 Gal
	<i>Senecio arborescens 'Vital'</i>	Compact Joyride	5 Gal
	<i>Taxus x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Taxus x 'Gold Star'</i>	Yellow Star	5 Gal
	<i>Taxus pallida</i>	Pale Leaf Yucca	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Ceanothus leucanthus</i>	Blue Morning Glory	1 Gal
	<i>Eremophila procumbens 'Outback Sunset'</i>	'Outback Sunset'	1 Gal
	<i>Lantana x 'Dollie Red'</i>	Dollie Red Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Sphagnum arifolium</i>	Yellow Dye	1 Gal

MATERIALS

- Decomposed Granite With Uniform Paving

Recker and 202

Mesa, AZ

Combined Illustrative Master Plan

L-1.02
10.20.2022





Maricopa County Assessor's Office
Parcel Viewer

Feature Information

(1 of 1)

141-41-002N

Owner Information

Owner Name: RECKER 202 HOLDINGS LLC
Property Address: 3358 N RECKER RD MESA 85215
Mailing Address: 2355 E CAMELBACK RD STE 900 PHOENIX AZ USA 85016
Deed Number: 20220650361
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.477267, -111.704612
S/T/R: 35 2N 6E
Jurisdiction: MESA
Zoning: LI
PUC: 0032
Lot Size (sq ft): 1,083,729.00
MCR #:
Subdivision:
Lot #:
Floor:
Construction Year:
Living Space (sq ft):

Valuation Information

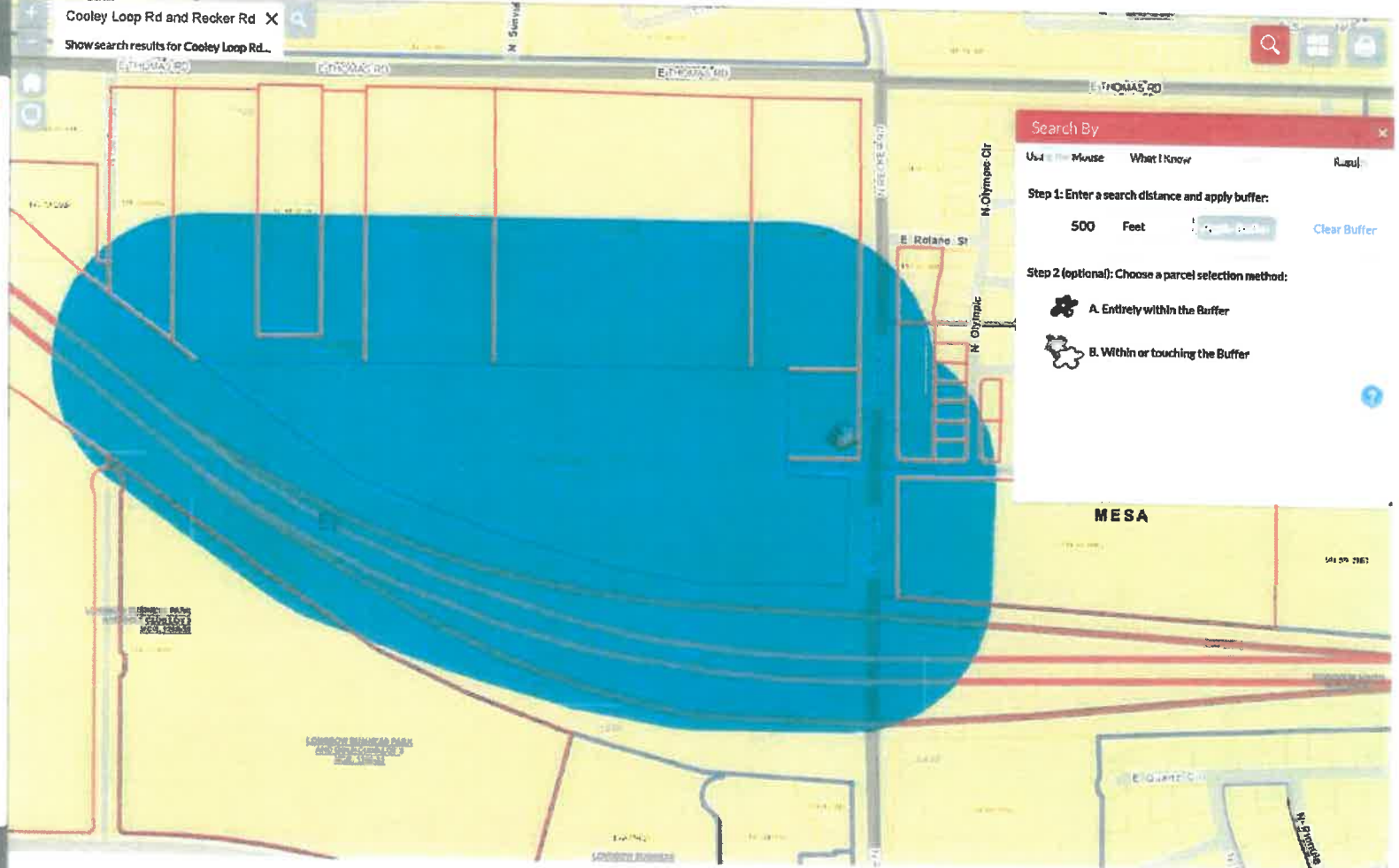
Tax Year:	2023	2022
FCV:	\$ 6,533,200	\$ 3,033,700
LPV:	\$ 2,714,824	\$ 2,585,547
Legal Class:	2.R	2.R



Zoom to

Cooley Loop Rd and Recker Rd X

Show search results for Cooley Loop Rd...



ELITE AIR CONDITIONING SOLUTIONS LLC
3115 N NEVADA ST STE 2
CHANDLER, AZ 85225

SUNSHINE ACRES CHILDREN HOMES
3405 N HIGLEY RD
MESA, AZ 85201

RECKER 202 HOLDINGS LLC
2355 E CAMELBACK RD STE 900
PHOENIX, AZ 85016

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

RECKER & THOMAS WEST 23 5 LLC
2733 N POWER RD STE 102-613
MESA, AZ 85215

MESA R AND T-80 LLC/RECKER &
THOMAS-27 LLC
2733 N POWER RD NO 102-613
MESA, AZ 85215

DOVER ASSOCIATES LLC
4148 N ARCADIA DR
PHOENIX, AZ 850184302

RED MOUNTAIN COMMUNITY CHURCH
6101 E VIRGINIA
MESA, AZ 85215

HOGGE RICHARD M/SUSAN K
3404 N OLYMPIC ST
MESA, AZ 85215

PATCH TRAVIS L/LAUREN A
3410 N OLYMPIC
MESA, AZ 85215

SHERIDAN SEAN T
3416 N OLYMPIC
MESA, AZ 85215

HERNANDEZ JESUS R
QUINTANA/GONZALEZ ARIANNA
3422 N OLYMPIC
MESA, AZ 85215

CYPERT BYRON K/JULIE W
1687 MOUNTAIN SONG CT
HARRISON, NV89014

BROCCOLINO CARMEN/MARGARET
3434 N OLYMPIC RD
MESA, AZ 85215

SHELLENBERG BERNARD M/MEREDITH
A
6029 E RIVERDALE ST
MESA, AZ 85215

CHRISTOPHER JOHN ALONZO TRUST
6028 E VIRGINIA ST
MESA, AZ 85215

RED MOUNTAIN RANCH OWNERS
ASSOCIATION
4710 E FALCON DR STE 205
MESA, AZ 85215

CHARLOTTE BRIDGES, PLANNER II
CITY OF MESA PLANNING
55 CENTER ST
MESA, AZ 85201

Rancho Del Lago
Traci Hill-Vandagriff
2513 N Sea Pines St
Mesa, AZ 85215

Red Mountain Ranch
Angie Torrez
6425 E. Tenton Circle
Mesa, AZ 85215

Rancho Del Lago
Keith Burns
6307 E. Mills
Mesa, AZ 85205

The Wells
Scott Brenner
5735 E. McDowell Rd #500
Mesa, AZ 85215

Loma Villa
Richard Fontinel
5902 E. Nance St.
Mesa, AZ 8215

Apache Wells
Kimberly Cogill
2223 N. 56th St
Mesa, AZ 85215

Loma Villa
Sherry Brooks
5830 E. Nance St.
Mesa, AZ 85215

Summit
David Elch
6546 E. Regina
Mesa, AZ 85215

Loma Villa
Sandy Moreno
5942 E. Nance St.
Mesa, AZ 85215

Red Mountain Ranch
Jan Pond
3919 N. Santiago
Mesa, AZ 85215

Apache Wells
Judy Teague
2223 N. 56th St
Mesa, AZ 85215

Apache Wells HOA
2223 N. 56th St.
Mesa, AZ 85215

Ridgeview
Nicole MacFarlane
6122 E. Quartz Circle
Mesa, AZ 85215

Ridgeview
Mike Turner
6305 E. Pressidio
Mesa, AZ 85207

Mountain View HOA of Mesa, Inc.
Brooke Focus Management
4315 S. Power Rd #133
Mesa, AZ 85215

Ridgeview
Kim Sheley
201 S. Greenfield Rd.
Mesa, AZ 85206

Apache Wells HOA
2223 N. 56th St.
Mesa, AZ 85215



7500 E. McDonald Drive
Suite 100A
Scottsdale, AZ 85250
Phone: 480.947-8800
Fax: 480.947.8830

Notice of Public Meeting: Design Review Board
202 and Recker retail Project

Date: Nov 28, 2022

Parcel Number: 141-41-002N

Request: Review by the Design Review Board of a proposed commercial development.
Address: Within the 3300 block of North Recker Rd (west side) and the 5900 block of East Virginia Street (south side). Located south of Virginia Street on the west side of Recker Road.
DRB Public Meeting: **Tuesday December 13, 2022, at 4:30 p.m.**
Case Number: **DRB22-00547**

The Case is scheduled for consideration by the Design Review Board on **Tuesday, December 13, 2022**. The meeting will be in-person, electronically and telephonically. The Design Review Board Public Meeting will begin at 4:30 p.m. Please see attached letter with information explaining how neighbors may participate in the public meeting process.

Dear Neighbor,

We have applied for City of Mesa Design Review approval for the property located at NWC of loop 202 and Recker road, Mesa, Arizona. This letter is being sent to all neighboring property owners within 500 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 and elevations

Scope of this application to develop the site for 2 new retail/office and restaurant with drive through. One PAD will be a stand alone Building with drive through for restaurant/coffee use and other PAD will be Multi-tenant Building with drive through for Retail, Restaurant, Medical office & commercial use. We are proposing both Single-story buildings with patio and drive through window. The zoning of this parcel is LI with BIZ Overlay & the proposed use is a permitted use in this zoning.

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 gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

For additional information concerning the design of the proposed development or the Design Review process, please contact the Mesa Planning Division at 55 North Center, or call the Mesa Planning Division Office at 480-644-2385.

Sincerely,

Emma Barreca

(610) 469-4000

emma@dpcrc.com



7500 E. McDonald Drive
Suite 100A
Scottsdale, AZ 85250
Phone: 480.947-8800
Fax: 480.947.8830

Dear Neighbor,

We have applied for a review by the Design Review Board of a proposed commercial development for the property located at south of Virginia Street on the west side of Recker Road. This request is for development of this site for 2 new retail/office with a drive through and restaurant with drive through building. The case number assigned to this project is DRB22-00547.

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 (602) 469-4000 or e-mail me at emma@dpcrc.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on Tuesday December 13, 2022 in the City Council Chambers at 57 East First Street. The meeting will begin at 4:30 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/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. 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 Charlotte Bridges of their Planning Division staff. she can be reached at 480-644-6172 or Charlotte.Bridges@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,

Emma Barreca

(610) 469-4000

emma@dpcrc.com



TRANSMITTAL

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785



TO: Charlotte Bridges, Planner II
Planning department
55 North. Center Street,
Mesa AZ 85201

DATE: 11/28/2022
RKAA. NO. 21065

PROJECT: 202 and Recker retail Project

Case Number: ZON22-00546

WE ARE SENDING YOU:

☐ THE ENCLOSED

☐ UNDER SEPARATE COVER

THE FOLLOWING:

COPIES	DATE	NO.	DESCRIPTION
1	11/28/22	1	Copy of Notification letter
1	11/28/22	2	Notification area map and list of the mailing addresses of all properties and parties notified
1	11/28/22	3	A copy of the exhibits sent to the neighbors with Notification letter (Site plan, Landscape plan and Color Elevation's)
1	11/28/22	1	addressed, stamped and sealed notification letter envelopes

REMARKS:

BY:

RKAA Architects, Inc.

COPIES TO: FILE

RECEIVED

NOV 23 2022

CITY OF MESA
DEVELOPMENT SERVICES

Lissel

TRANSMITTAL

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785



TO: Charlotte Bridges, Planner II
Planning department
55 North. Center Street,
Mesa AZ 85201

DATE: 11/28/2022

RKAA. NO. 21065

PROJECT: 202 and Recker retail Project

Case Number: DRB22-00547

WE ARE SENDING YOU:

☐ THE ENCLOSED

☐ UNDER SEPARATE COVER

THE FOLLOWING:

COPIES	DATE	NO.	DESCRIPTION
1	11/28/22	1	Copy of Notification letter and Sample letter
1	11/28/22	2	Notification area map and list of the mailing addresses of all properties and parties notified
1	11/28/22	3	A copy of the exhibits sent to the neighbors with Notification letter (Site plan, Landscape plan and Color Elevation's)
1	11/28/22	1	addressed, stamped and sealed notification letter envelops

REMARKS:

BY:

RKAA Architects, Inc.

COPIES TO:

FILE

RECEIVED

NOV 23 2022

CITY OF MESA
DEVELOPMENT SERVICES

Gissel

AFFIDAVIT OF PUBLIC POSTING

Date: 11-28-2022


I, Chris Totten, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case ZON 22-00546 on the 28th day of November, 20 22.

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: 

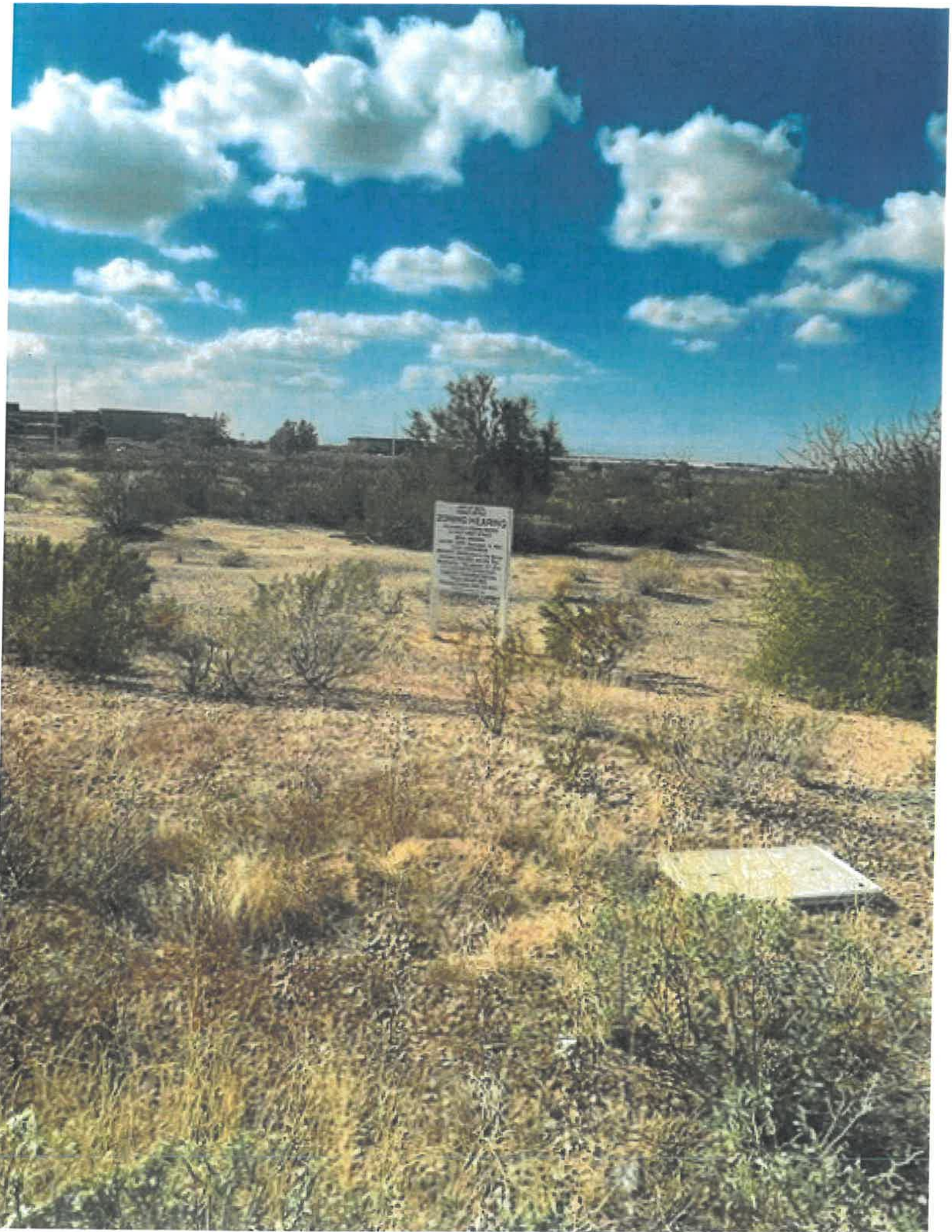
SUBSCRIBED AND SWORN before me this 28th day of 11, 20 22.


Notary Public



Case Number: ZON 22-00546

Project Name: Recker & 202



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

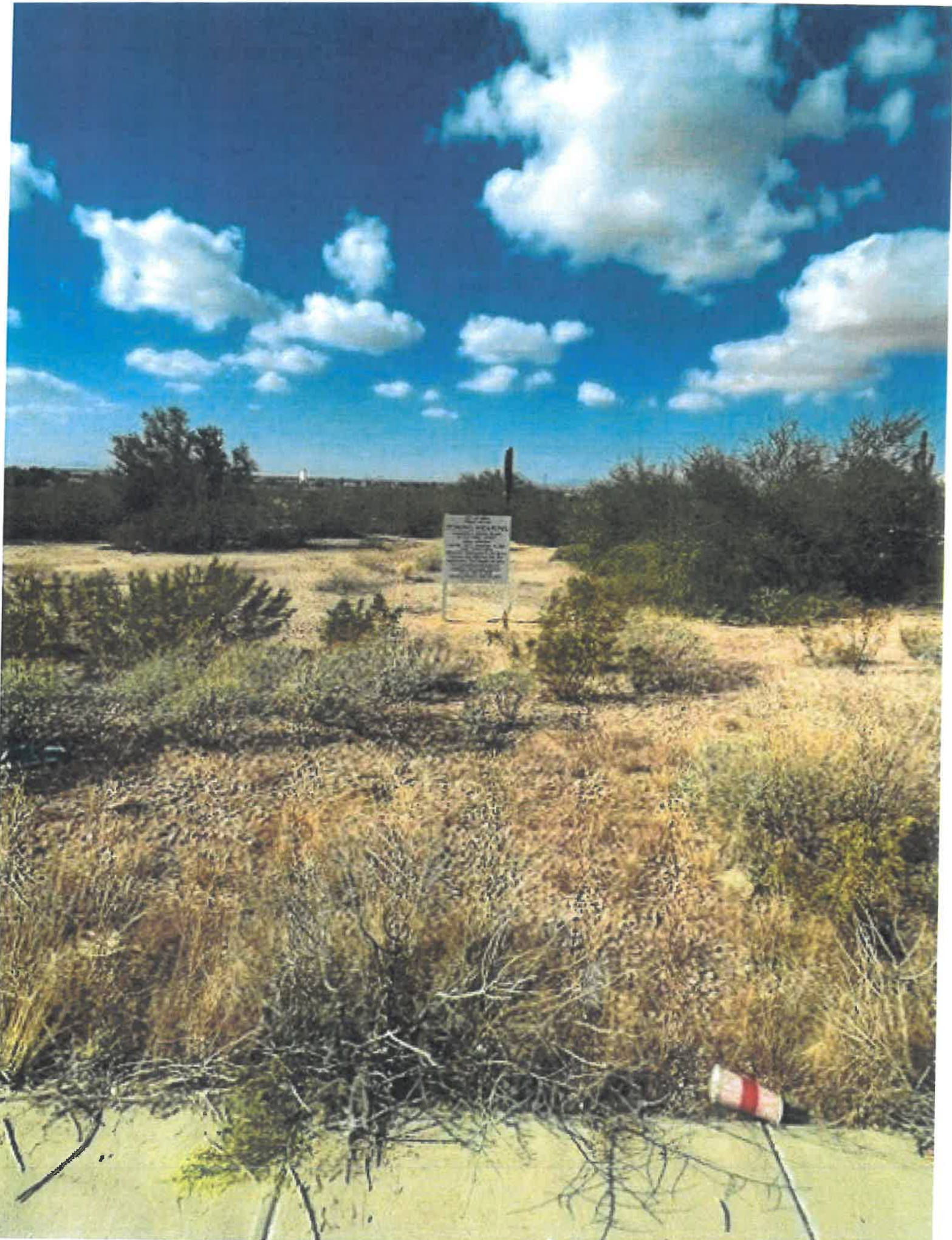
4:00 PM DATE: December 14, 2022
CASE: ZON22-00548

REQUEST: Modification to the Bonus
Intensity Zone (BIZ) and Site Plan
Modification. This request will allow
for a commercial development.

Applicant: Diversified Partners
Phone: 480-547-8800

Planning Division (480) 644-4273

Hearing Date: November 28, 2022



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: December 14, 2022

CASE: ZON22-00546

REQUEST: Modification to the Bonus
Intensity Zone (BIZ) and Site Plan
Modification. This request will allow
for a commercial development.

Applicant: Diversified Partners

Phone: 480-647-8900

Planning Division (480) 644-4273

Hearing date: December 14, 2022