

Citizen Participation Report for Chick-fil-A

March 7th, 2023

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for a newly constructed Chick-fil-A drive-thru only restaurant. The site is located at 1320 W Southern Ave., Mesa, AZ 85202 on the northeast corner of Stewart and Southern Avenue in Mesa within the Fiesta Village development. This application proposes changes to a site plan that was previously approved for this development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brandi Loper
P.O. Box 270571
San Diego, CA 92198
(858) 382-5814
bloper@4gdev.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal;

1. 3/22/2023 – Public Hearing for case ZON22-01214 addressing a Site Plan Review for a request will allow for a restaurant with a drive-thru.

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

1. A contact list will be 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.
 - d. Any schools within one half mile of the project.

[A list of contacts to whom all letters were distributed to will be uploaded to the record for this case]

Schedule:

Pre-Submittal Report – July 14, 2022
Application Submittal – November 11, 2022
Notification Letter Distribution – March 6th, 2023

Correspondence:

Each letter that was sent to the contact list from the city contained the below items:

(Once we begin to receive responses then we will add them to this report)

1. Public Hearing Notification Letter
2. Site Plan
3. Color Elevations

1. Public Notification Letter:

Dear Neighbor,

2. We have applied for a Site Plan Review for the property located at 1318 W Southern Ave, Mesa, AZ 85202. This request is for development of a new drive-thru Chick-fil-A restaurant. The case number assigned to this project is ZON22-01214.

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 (858) 382-5814 or e-mail me at bloper@4gdev.com.

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

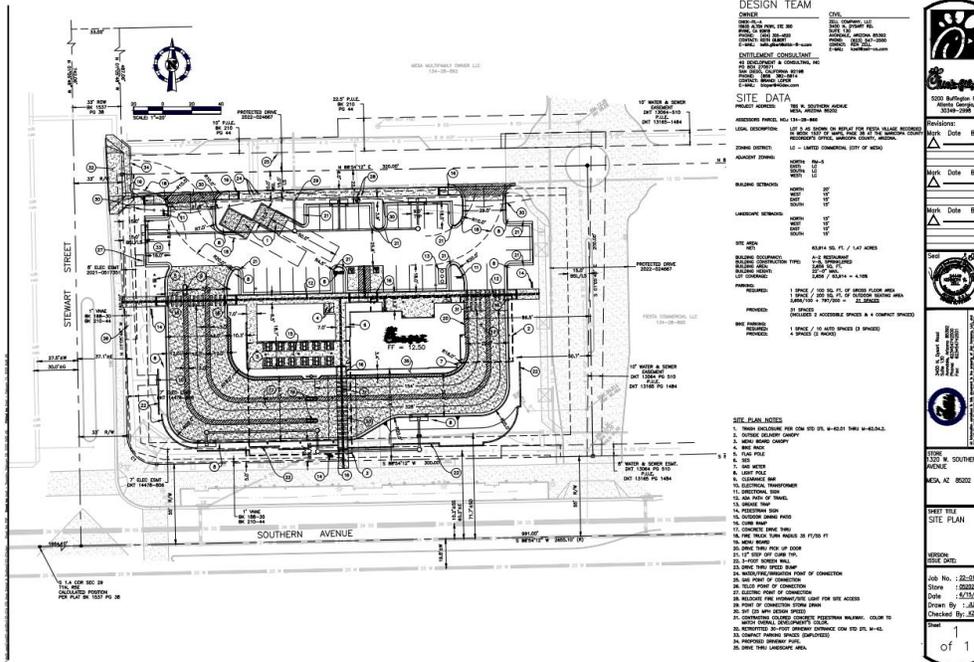
The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. He/she can be reached at (480) 644 – 2591 or Cassidy.Welch@MesaAZ.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely, Brandi Loper - Project Manager

4G Development and Consulting, Inc.



2. Site Plan



3. Color Elevations



Owner

VILLA PROPERTIES LLC
HH-FIESTA COMMONS LLC
FLAKE JUDDSON
YEH ALLISON
MADRID MARGARITA
2018-3 IH BORROWER LP
OVANDO DONATO M
GONZALEZ FRANCISCO LEDESMA/PARRA CARLOS G
VEGA JOSE LOPEZ
NORMITAS LLC
RIOS IGNACIO SR/CAMACHO EVA MUNOZ
LOPEZ LIZETTE/JUAN/HERNANDEZ ROGELIA
HSU YU LAN HU
AMBRIZ RAFAEL C
KESSLER LOGAN/SKYLAR
EPLING MARK D/MARIA CARMEN
OGLESBY ROBIN D
GRIEGO ARTHUR G/PAULINE D
HERNANDEZ CESAR
CONWAY NATASHA L
HERNANDEZ CARLOS FIERRO
CAFFALL CODY/KEARSTEN
FELLNER DONNA C
CHAMBERS REUBEN CHARLES
INFALT MICHAEL E
CARRERA JAVIER HERNANDEZ
CARDENAS MANUEL AVALOS/VAZQUEZ FERNANDA AVALOS
MW-G MESA TOWER LLC
VERDE FIESTA I LLC
1220 SOUTH ALMA SCHOOL ROAD LLC
FCPT GARDEN PROPERTIES LLC
MMCP LLC
MESA CITY OF
HOMART DEVELOPMENT CO
MESA CITY OF
POLLARD SCOTT S TR
ARIZONA BANK AND TRUST
OLLAGNIER LIMITED PARTNERSHIP
MESA CITY OF
GORDON PROPERTY HOLDINGS LLC
BPC LARKSPUR MERCADO LLC
MESA CITY OF
HOSSEINI GITA J
EMPIRE FOR THE FUTURE LLC
SAGE STEPHAN C
SMITH DARREN S

MITCHELL MARY COBB
SNELL ROBERTA
DIAMOND CONSULTING L L C
MAALY MANAGEMENT LLC
KILZER ANGELA/MUDGE NICHOLAS J
BPM-948 LLC
RAY OF SUNSHINE LLC
DEFIELD ESTRELLITA C
AZIMI MOHSEN/TAHBAZ NINA
LARES IRAN H
HALLCRAFT VILLAS MESA III TOWNHOUSE ASSOC
RISE ELECTRA SPE LLC/RISE IS LLC/RISE ROBSON SPE LLC
MESA AVRE LLC
AMZ PROPERTIES LLC
GM ELPED LLC
RISE ELECTRA SPE LLC/RISE IS LLC/RISE ROBSON SPE LLC
ADF HOLDINGS LLC
BTT FIESTA PLAZA LLC
BTT FIESTA PLAZA LLC
BTT FIESTA PLAZA LLC
MESA MULTIFAMILY OWNER LLC
FIESTA COMMERCIAL LLC
FIESTA COMMERCIAL LLC
FIESTA COMMERCIAL LLC
FIESTA COMMERCIAL LLC

Mailing Address

PO BOX 1159 DEERFIELD IL USA 60015
5050 N 40TH ST SUITE 350 PHOENIX AZ USA 85018
3091 E SAN PEDRO CT GILBERT AZ USA 85234
1133 W FRITO AVE MESA AZ USA 85210
1141 W FRITO MESA AZ USA 85210
1717 MAIN ST SUITE 2000 DALLAS TX USA 85201
1155 W FRITO AVE MESA AZ USA 85210
1161 W FRITO AVE MESA AZ USA 85210
1160 W FRITO AVE MESA AZ USA 85210
1030 E SUNBURST LN TEMPE AZ USA 85284
1146 W FRITO AVE MESA AZ USA 85210
7500 COLLEGE BLVD STE 1150 OVERLAND PARK KS USA 66210
2835 E WINDSONG DR PHOENIX AZ USA 85048
1126 W FRITO AVE MESA AZ USA 85210
1121 W FARMDALE AVE MESA AZ USA 85210
1127 W FARMDALE AVE MESA AZ USA 85210
1135 W FARMDALE AVE MESA AZ USA 85210
1141 W FARMDALE AVE MESA AZ USA 85202
1147 W FARMDALE AVE MESA AZ USA 85210
1157 W FARMDALE AVE MESA AZ USA 85210
1156 W FARMDALE AVE MESA AZ USA 85210
2122 E PARK AVE GILBERT AZ USA 85234
1140 W FARMDALE MESA AZ USA 85210
1134 W FARMDALE AVE MESA AZ USA 85210
1143 W EMERALD AVE MESA AZ USA 85210
1151 W EMERALD AVE MESA AZ USA 85210
1159 W EMERALD AVE MESA AZ USA 85210
1201 S ALMA SCHOOL RD MESA AZ USA 85210
1720 W RIO SALADO PKWY TEMPE AZ USA 85281
1111 BAYSIDE DR SUITE 226 CORONA DEL MAR CA USA 92625
1000 DARDEN CENTER DR ORLANDO FL USA 32837
2920 E CAMELBACK RD SUITE 200 PHOENIX AZ USA 85016
20 E MAIN ST 6TH FL MESA AZ USA 85201
55 W MONROE #3100 CHICAGO IL USA 60603
20 E MAIN ST 6TH FL MESA AZ USA 85201
2701 E CAMELBACK RD STE 170 PHOENIX AZ USA 85016
1000 N 54TH ST CHANDLER AZ USA 85226
120 ALHAMBRA HILLS DR MARTINEZ CA USA 94553
20 E MAIN ST STE 650 MESA AZ USA 85211
4885 S 900 E STE 104 SALT LAKE CITY UT USA 84117
10800 BISCAYNE BLVD STE 300 MIAMI FL USA 33161
20 E MAIN ST STE 650 MESA AZ USA 85211
948 S ALMA SCHOOL RD UNIT 90 MESA AZ USA 85210
1665 S PENROSE DR GILBERT AZ USA 85295
948 S ALMA SCHOOL RD UNIT 99 MESA AZ USA 85210
948 S ALMA SCHOOL RD UNIT 98 MESA AZ USA 85210

948 S ALMA SCHOOL RD UNIT 100 MESA AZ USA 85210
948 S ALMA SCHOOL RD #101 MESA AZ USA 85201
1840 E MORTEN AVE SUITE 237 PHOENIX AZ USA 85020
3514 N POWER RD STE 132 MESA AZ USA 85215
948 S ALMA SCHOOL RD UNIT 108 MESA AZ USA 85210
3514 N POWER RD UNIT 100 MESA AZ USA 85215
2120 E CATAMARAN DR GILBERT AZ USA 85234
948 S ALMA SCHOOL RD 119 MESA AZ USA 85210
2556 W CAMPO ALEGRE CIR MESA AZ USA 852025465
948 S ALMA SCHOOL RD UNIT 120 MESA AZ USA 85210
4645 E COTTON GIN LOOP PHOENIX AZ USA 85040
4201 N 24TH ST SUITE 240 PHOENIX AZ USA 85016
3925 W ADAMS ST SUITE 1 PHOENIX AZ USA 85009
6750 CALLE LUMINOSO CAMARILLO CA USA 93012
3107 E SAN MIGUEL AVE PHOENIX AZ USA 85016
4201 N 24TH ST SUITE 240 PHOENIX AZ USA 85016
1360 W SOUTHERN AVE MESA AZ USA 85202
3573 E SUNRISE DR STE 125 TUCSON AZ USA 85718
3573 E SUNRISE DR STE 125 TUCSON AZ USA 85718
3573 E SUNRISE DR STE 125 TUCSON AZ USA 85718
3953 MAPLE AVE NO 300 DALLAS TX USA 75219
6925 E INDIAN SCHOOL RD PHOENIX AZ USA 85251
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