



## **CULVER'S**

**1830 E. McKellips Road,  
Mesa, Arizona**

### **SITE PLAN REVIEW**

**Major Site Plan Modification  
& Amending Conditions of Approval  
For Case No. ZON25-00082**

**CASE NO. ZON25-00082**

**Citizen Participation Report**

**Submitted June 4<sup>th</sup>, 2025**

## **I. Introduction**

The purpose of this Citizen Participation Report is to provide a summary of public outreach efforts associated with the request for Site Plan Review of the subject property for the development of new commercial/retail development. The subject site is approximately 1.66 acres located North of East McKellips Road within the 1800 Block in Mesa, AZ (the “Property”).

## **II. Contact**

Catherine Atchley  
Atwell, LLC – Project Manager  
9001 Airport Freeway, Suite 660  
North Richland Hills, TX 76180  
(512) 584-8690  
Email: Catchley@atwell.com

## **III. Notification**

The Applicant mailed notice letters to all property owners within a 1000-foot radius of the Property as identified by the Maricopa County Assessor’s Map, residents, registered neighborhoods, homeowners’ associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the letter, and a map of the mailing area are attached to this report.

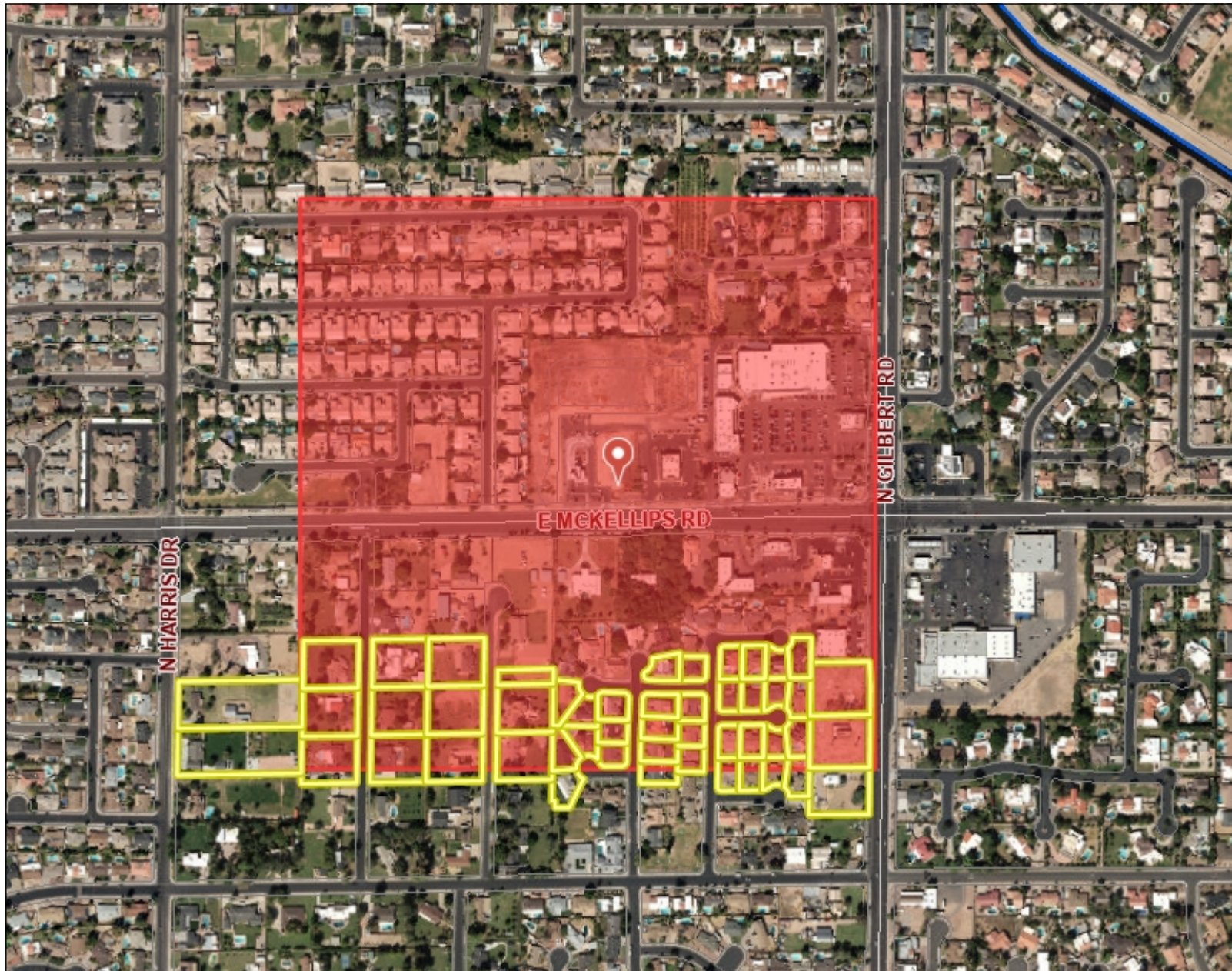
## **IV. Response**

As of the writing of this report June 4, 2025, the applicant has received no communications in response to the notice letters.

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MEETING NOTICE LETTERS MAILED MAY 15, 2025

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## Legend

- Planning Area
- Arterials
  - FRWY
  - ARTL
  - RAMP
- LotLine
  - Lot Line
  - Permitted
- BuildingFootprint
  - Building
  - Permitted

## Notes

0.2 0 0.12 0.2 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

May 13, 2025

**Notice of Project**

1830 E. McKellips Road, Mesa AZ

ZON25-00082

Dear Neighbor,

We have applied for **Major Site Plan Modification of approval for Case No. ZON25-00082** for the property located at **1830 E. McKellips Road, Mesa AZ**. This request is for development of a restaurant with drive- thru. The case number assigned to this project is **ZON25-00082**.

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 and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 512-584-8690 or e-mail me at [catchley@atwell.com](mailto:catchley@atwell.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **May 28, 2025**, 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](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 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 825 0808 5605 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 Tulili Tuiteleleapaga-Howard of their Planning Division staff. He/she can be reached at 480-644-6451 or [Tulili.Tuiteleleapaga-Howard@MesaAZ.gov](mailto:Tulili.Tuiteleleapaga-Howard@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,

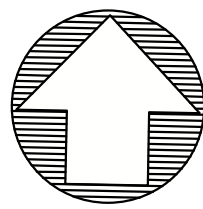


Catherine Atchley

City of Mesa – Planning Division, P. O. Box 1466, Mesa, AZ 85211-1466







**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENSING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR EMERGENCY CONTACT**  
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**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
9001 AIRPORT FREEWAY, SUITE 660  
NORTH RICHLAND HILLS, TEXAS 76180  
AZ COA # 16251

1830 E. MCKELLIPS ROAD  
CITY OF MESA  
MARICOPA COUNTY, AZ

CULVER'S FROZEN CUSTARD  
NORTH MESA SCOOP, LLC  
CIVIL IMPROVEMENT PLANS  
SITE PLAN

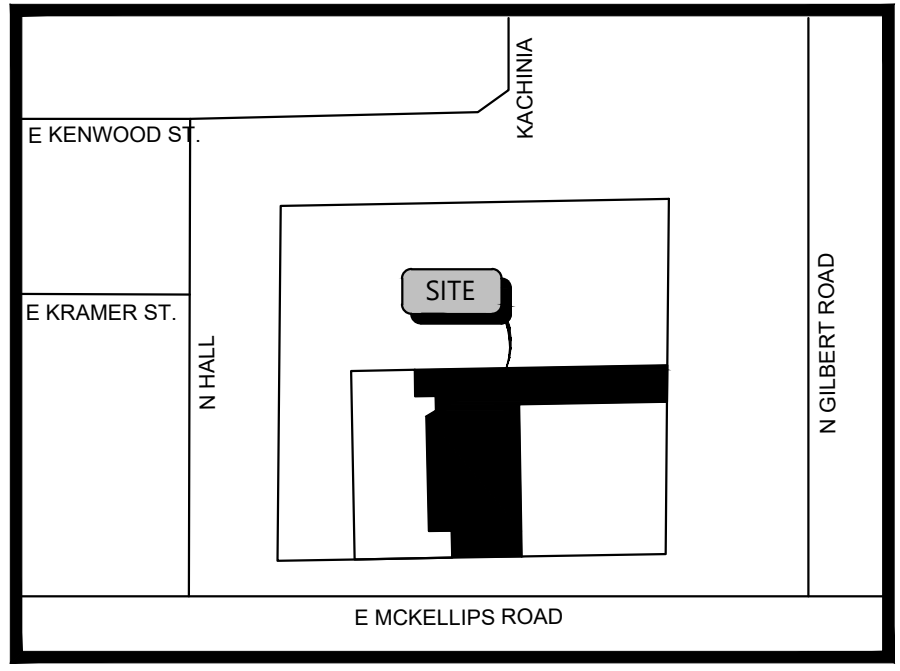
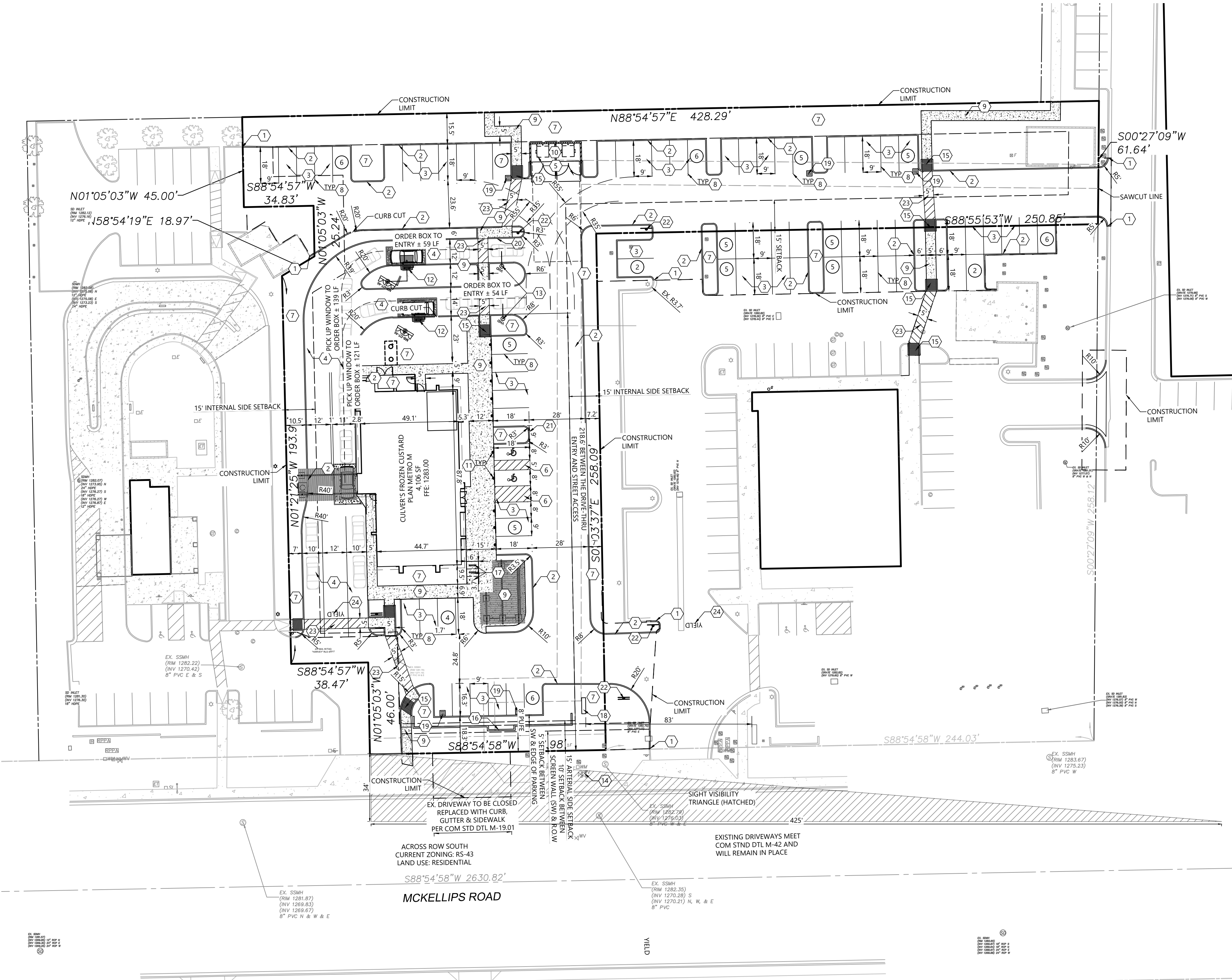
DATE 2025-04-24

REVISIONS

0 15' 30'  
SCALE: 1"=30'

DRAWN BY: K. SARWAR  
CHECKED BY: C. ATCHLEY  
PROJECT MANAGER: C. ATCHLEY  
JOB #: 24008258  
FILE CODE: ##  
SHEET NO. C200

NOT ISSUED FOR CONSTRUCTION CAD FILE: 24008258 - C200 SITE PLAN



VICINITY MAP  
(NOT TO SCALE)

SITE DATA	
CURRENT ZONING	LC - LIMITED COMMERCIAL (C-2)
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
TOTAL SITE AREA	1.47 AC (64,225 SF)
AREA DISTURBED	1.66 AC (72,330.78 SF)
BUILDING FOOTPRINT AREA	4,106 SF
FAR (FLOOR TO AREA RATIO)	0.064
PARKING REQUIRED	PER TC - 10 PS PER 1,000 SF = 41 REQUIRED
PARKING PROVIDED	49 SPACES (INCLUDING ADA) ON PARCEL
ADA PARKING REQUIRED	2 SPACES REQUIRED
ADA PARKING PROVIDED	2 SPACES PROVIDED
BICYCLE PARKING REQUIRED	1 PS/10 VEHICLE PS + 1 PS/20 VEHICLE PS AFTER 50 VEHICLE PS = 5 SPACES
BICYCLE PARKING PROVIDED	6 SPACES PROVIDED
FRONT- BUILDING SETBACK (B.S.B.)	20 FT INDUSTRIAL/COMMERCIAL COLLECTOR
NOT ADJACENT TO STREET - B.S.B.	-
ARTERIAL SIDE SETBACK	15' MIN
INTERNAL SIDE SETBACK	15' MIN

- SITE GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
  - USE 2' RADIUS, UNLESS SHOWN OTHERWISE.
  - THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: DIAMONDBACK LAND SURVEYING.
  - THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
  - ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
  - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
  - ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
  - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
  - ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
  - CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
  - FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
  - ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

**CONTACTS:**

<b>OWNER</b> BOARDWALK EQUITIES, LLC 4360 E BROWN RD, UNIT 106 MESA, AZ 85206 PHONE: (480) 225-9962 CONTACT: BOB KLEPINGER EMAIL: BOB@GLENWOOD.COM	<b>DEVELOPER</b> NORTH MESA SCOOP, LLC 620 W LAWRENCE ROAD PHOENIX, AZ 85013 PHONE: (602) 618-3330 CONTACT: BRIAN FARREL EMAIL: BF.CULVERS@GMAIL.COM.COM	<b>CIVIL ENGINEER</b> ATWELL, LLC 9001 AIRPORT FREEWAY, STE 660 LAS VEGAS, NEVADA 89148 PHONE: (612) 584-8690 CONTACT: CATHERINE ATCHLEY EMAIL: CATCHLEY@ATWELL-GROUP.COM	<b>SURVEYOR</b> DIAMONDBACK LAND SURVEYING 6140 BRENT THURMAN WAY, SUITE 230 LAS VEGAS, NEVADA 89148 PHONE: (702) 823-3257 CONTACT: RON COX EMAIL: RCOX@DIAMONDBACKLANDSURVEYING.COM
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**PROJECT NARRATIVE**

THE PROPOSED DEVELOPMENT WOULD BE FOR A CULVER'S. CULVER'S IS OWNED BY CRAIG CULVER GOES BACK TO THE SMALL-TOWN SAUK CITY, WISCONSIN. THEY ARE A HEALTHY FAST-FOOD SERVICE RESTAURANT WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. "THEIR MISSION IS WHETHER WE'RE COOKING THE PERFECT BUTTER BURGER TO ORDER OR SCOOPING UP OUR FRESH BATCH OF THE FLAVOR OF THE DAY, WE WORK HARD TO ENSURE YOU WILL ALWAYS LEAVE HAPPY." AS CRAIG CULVER ALWAYS SAY, "WE NEVER COMPROMISE ON QUALITY." HOSPITALITY HAS ALWAYS BEEN NEAR AND DEAR TO OUR HEARTS, SO DINING IN OR ON THE GO, WE MAKE A POINT OF TREATING THE WAY WE'D WANT BE TREATED. THEIR PROTOTYPE BUILDING IS ROUGHLY 4,000 SQUARE FEET IN SIZE, AND THEY DO OFFER INDOOR DINING.

**THE SITE:**

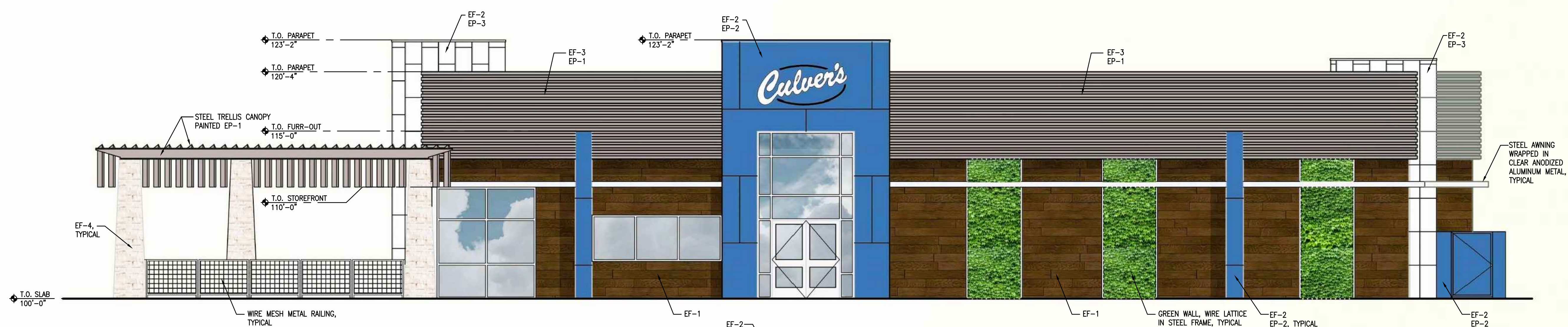
THE PROJECT LIES ON APN 136-06-012H WITH MINOR PROPOSED IMPROVEMENTS TO BE COMPLETED ON APN 136-06-012E. THE PARCEL LIES NORTHWEST OF THE INTERSECTION OF EAST MCKELLIPS ROAD AND NORTH GILBERT ROAD. THE 1.47 AC PARCEL IS CURRENTLY VACANT. WE ARE PROPOSING THE STANDARD BUILDING WITH DUEL DRIVE-THRU, AND THE SITE WILL BE USING EXISTING ACCESS DRIVES FOR CONNECTION TO THE ABUTTING ROADS.

UTILITY SERVICES WILL BE COORDINATED WITH THE CITY OF MESA FOR GAS, ELECTRIC, WATER, AND SEWER CONNECTIONS.





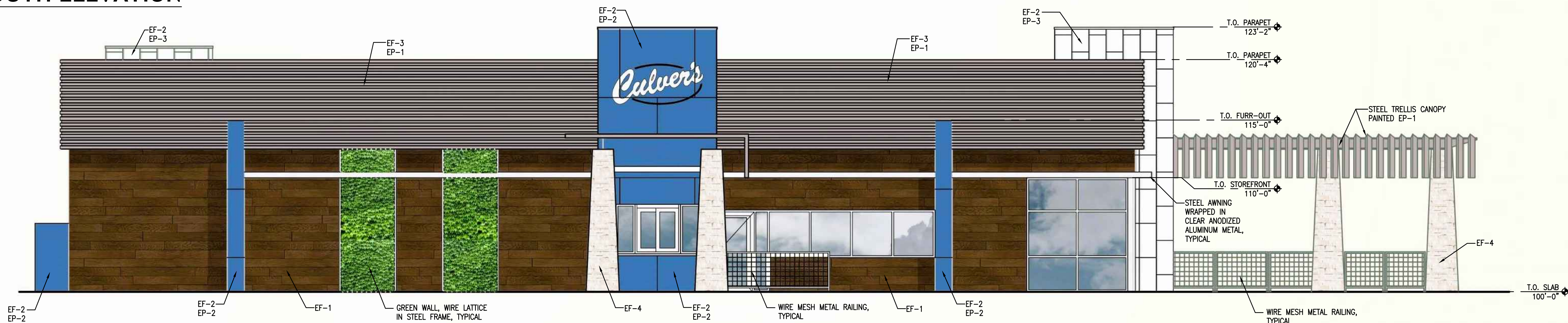




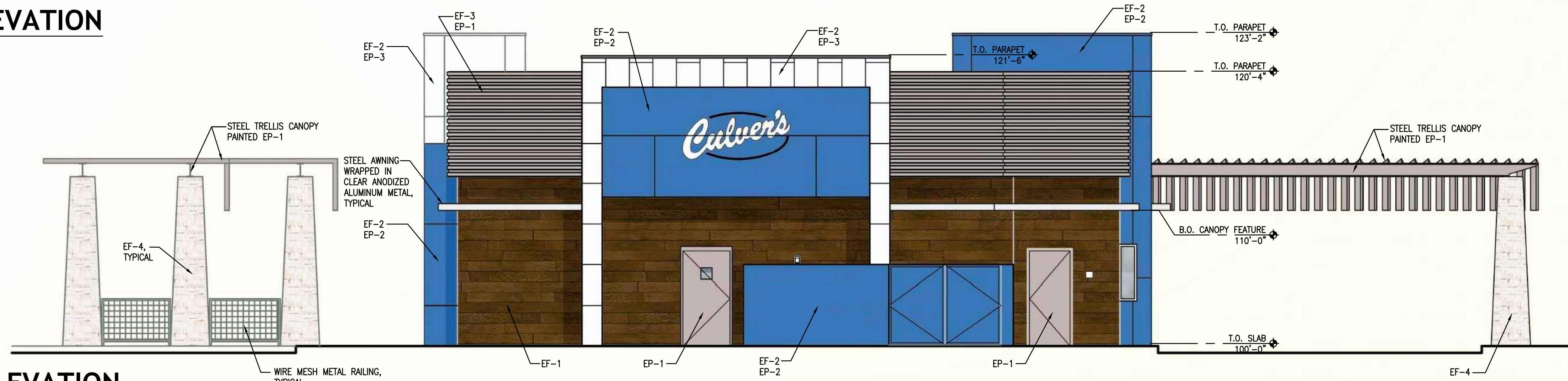
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

**EXTERIOR FINISH LEGEND**

	EXTERIOR PAINT: DUNN EDWARDS DE6389 FALLEN ROCK EP-1
	EXTERIOR PAINT: DUNN EDWARDS DE5860 SLUMBER EP-2
	EXTERIOR PAINT: DUNN EDWARDS DEW380 WARM WHITE EP-3
	WOOD LOOK SIDING EF-1
	SMOOTH EIFS EF-2
	CORRUGATED PANEL EF-3
	CORONADO STONE PLAYA VISTA SERIES LIMESTONE CREAM EF-4

**EAST ELEVATION- MATERIAL CALCULATIONS**

MATERIAL	PER SQ. FT.	PERCENT
WOOD LOOK SIDING	878	40
SMOOTH EIFS	411	19
CORRUGATED METAL	602	27
THIN-SET STONE	90	4
GLASS	227	10.280797
	2208	100.00000

**WEST ELEVATION- MATERIAL CALCULATIONS**

MATERIAL	PER SQ. FT.	PERCENT
WOOD LOOK SIDING	878	43
SMOOTH EIFS	396	19
CORRUGATED METAL	652	32
THIN-SET STONE	119	6
GLASS	166	8.117359
	2045	100.00000

**NORTH ELEVATION- MATERIAL CALCULATIONS**

MATERIAL	PER SQ. FT.	PERCENT
WOOD LOOK SIDING	370	31
SMOOTH EIFS	477	40
CORRUGATED METAL	215	18
THIN-SET STONE	119	10
GLASS	4	0.338696
	1181	100.00000

**SOUTH ELEVATION- MATERIAL CALCULATIONS**

MATERIAL	PER SQ. FT.	PERCENT
WOOD LOOK SIDING	192	20
SMOOTH EIFS	492	50
CORRUGATED METAL	180	18
THIN-SET STONE	119	12
GLASS	203	20.651068
	983	100.00000

CULVER'S FROZEN CUSTARD  
1830 E. MCKELLIPS ROAD  
MESA, ARIZONA 85203