

Power Road Retail

**PROPOSED COMMERCIAL DEVELOPMENT
SEC OF POWER ROAD AND DELMON DRIVE
Mesa, Arizona**

Rezoning Application

ZON21-01025

Citizen Participation Report

Submitted: December 29, 2021

I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of public outreach efforts associated with the requested rezone of approximately 2.34 acres at the southeast corner of Power Road and Delmon Drive (the "Property") as shown on the enclosed Aerial Map. The Applicant is requesting to rezone the subject property for the development of new two-pad commercial/retail development.

II. Contact

Benjamin Tate
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: ben@witheymorris.com

III. Notification

On November 18, 2021, the Applicant mailed notice letters to all property owners within a 1,000-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, mailing labels, and a map of the mailing area are attached to this report. The letter provided a brief overview of the project and invited recipients to attend a virtual neighborhood meeting on November 29, 2021 at 5:30 pm.

IV. Virtual Neighborhood Meeting/Neighborhood Response

At the time of this report the applicant has not received any communication from nearby residents regarding the proposed project, and no residents attended the November 29, 2021 virtual neighborhood meeting.



November 18, 2021

Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents D. Joseph Construction regarding approximately 5.33 acres of vacant land located at the southeast corner of Power Road and Delmon Drive in Mesa (the "Property"), as shown on the enclosed aerial map. The site is currently vacant and zoned Single Residence (RS-35).

We wanted to inform you that we have filed a Rezoning application with the City of Mesa. Our client is requesting to rezone the site to Limited Commercial (LC) for the development of a small commercial/retail development. The project proposes two (2) commercial pad buildings fronting toward Power Road with surface parking between and behind the buildings. Future users have not yet been identified but could include retail, restaurant, and service uses.

We are hosting a virtual neighborhood meeting to discuss the proposal. At this meeting, we will make a live presentation via web conference to share the project. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. The virtual meeting will be held as follows:

Date: Monday, November 29, 2021
Time: 5:30 pm
Location: Virtual*

*To participate in the meeting, please email Benjamin Tate at ben@witheymorris.com and request a link to the meeting. The only way to access the meeting will be via the link from Mr. Tate.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or ben@witheymorris.com.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

By

Benjamin L. Tate

Enclosures

Aerial Map



SEC Power Road & Delmon Drive – Mesa, AZ

ARIZONA AGRIBUSINESS AND EQUINE
CENTER INC

3636 N CENTRAL AVE STE 1050

PHOENIX, AZ 85024

CREATIVEGIRL LLC

7435 E LOMPOC AVE

MESA, AZ 85209

EAST VALLEY FREE WILL BAPTIST CHURCH

6343 E MAIN ST

MESA, AZ 85205

IRIONDO JESUS M/REBECCA

2302 N BUSH HWY

MESA, AZ 85215

MARTINO WILLIAM T

2301 N SUNSET DR

MESA, AZ 85215

WEBER PAMELA JEAN

2233 N SUNSET DR

MESA, AZ 85215

WILKINS THEODORE JR/KARYN

2308 N POWER RD

MESA, AZ 85215

BERTRAND DOUGLAS R

2234 N SUNSET DR

MESA, AZ 85215

CVG VERDE DIMORA APARTMENTS LLC

PO BOX 14670

SCOTTSDALE, AZ 85267

HIGHLINE PARTNERS POWER RD LLC

7916 TARTAN FIELDS DR

DUBLIN, OH 43017

JAMES L TRASKOS REVOCABLE TRUST

2248 N POWER RD

MESA, AZ 85215

MORAN JEROME

1959 S POWER RD SUITE 103-155

MESA, AZ 85206

WEINGARTEN NOSTAT INC

500 N BROADWAY STE 201

JERICHO, NY 11753

WILSAK RUSS/CRYSTAL

2234 N POWER RD

MESA, AZ 85215

BEWSEY MICHAEL/DAWN

2247 N SUNSET DR

MESA, AZ 85215

DESERT SPRINGS SCOTTSDALE SOUTH L L C

2383 E SPRINGFIELD PL

CHANDLER, AZ 85286

HOME DEPOT U S A INC

PO BOX 105842

ATLANTA, GA 30348

MARICOPA COUNTY COMMUNITY COLLEGE
DISTRICT

2411 W 14TH ST

TEMPE, AZ 85281

TARGET CORPORATION

PO BOX 9456

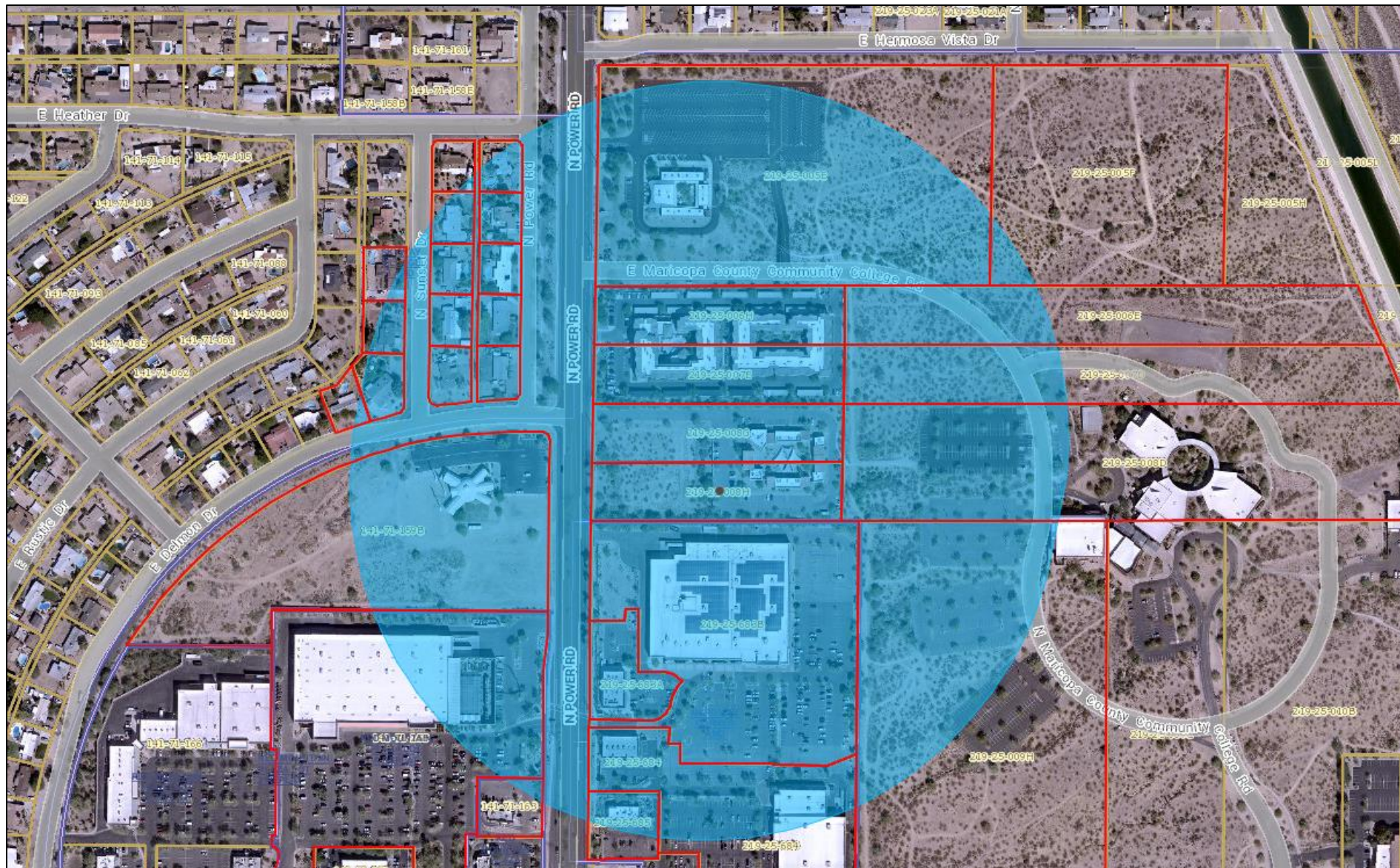
MINNEAPOLIS, MN 55440

WENDY'S PROPERTIES LLC

ONE DAVE THOMAS BLVD

DUBLIN, OH 43017

Mailing Map



SEC Power Road & Delmon Drive – Mesa, AZ

