



Stewart + Reindersma Architecture, PLLC.

Citizen Participation Report for Angela's Seafood Case # ZON21-00831

December 29th, 2021 – **per City of Mesa**

Overview: This report provides results of the implementation of the Citizen Participation Plan for Angela's Seafood. This site is located at 2848 S Signal Butte Road, on the southwest corner of Guadalupe Rd. and Signal Butte Rd. and is an application for the proposal to change the pre-approved building square footage by a reduction of more than ten percent, since its original approval in 2019. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments received are included.

Contact:

Tim Rice
8145 W. Indian Bend Rd.
Scottsdale, Arizona 85250
o: (480) 515-5123
d: (480) 636-7712

Neighborhood Meetings: In addition to being informed of the Citizen Participation Plan, citizens, neighbors, public agencies, and interested persons were invited to attend a Design Review Work Session and Planning and Zoning Hearing. Below are the dates and meeting locations of the scheduled events.

1. 01/11/22 – **Design Review Work Session**
City Council Chambers located at 57 East First Street
Session begins at 4:30 P.M.
2. 01/12/22 – **Planning and Zoning Hearing**
City Council Chambers located at 57 East First Street
Session begins at 4:30 P.M.

Correspondence and Telephone Calls:

1. Citizen Participation Plan letters mailed to contact list (total: 297 + assigned city planner), including homes and apartments within a 1,000 ft. radius of the proposed development, in addition to HOAs, schools and Neighborhood Associations within one mile of the proposed development were sent on 12/13/21 (see attached list and example of materials mailed).
2. Design Review Work Session and Zoning Hearing letters mailed to all property owners within a 500 ft. radius of the proposed development (total: 73 + city planner) on December 22nd, 2021 (see attached list and examples)
3. Zoning Hearing signage posted December 29th, 2021 (see attached with photos)

Results:

There are 297 persons (+1 city planner) on the contact list as of the date of this Citizen Participation Report (see attached)

1. Summary of concerns, issues, and problems as vocalized by residents (12/03/21 – *first round of Design Review Work Session letters were sent in correspondence to the original Work Session date of December 14th, which was later moved to January 11th, 2022*):
 - Advertising signage and facility lighting after business hours in a single-family residential area
 - Vehicular headlights facing east will penetrate homes
 - Building height and other lighting related traffic
 - Poor community outreach
2. Summary of concerns, issues, and problems as vocalized by recipients of the CPP letter (12/27/21):
 - Hours of operation
3. Summary of concerns, issues, and problems as vocalized by recipients of the Design Review Work Session and Zoning Hearing letter:
 - None
4. Summary of concerns, issues, and problems as vocalized by the City Planner (12/13/21):
 - Distance of site lighting to public ROW
 - Vehicular headlights/ headlight pollution
5. How concerns, issues, and problems were addressed:
 - A new, combined letter containing correct attachments as it pertained to the stated concerns from local residents were re-included in the *combined* DR Work Session and P+Z Hearing letters and were re-issued to the recipients, notifying them of the new, updated dates
 - Screen walls have been provided to block vehicular light; screen wall height to meet city requirements and exceed vehicular lighting height
 - Building height to not exceed one story to comply with previously stated concerns
 - Outreach errors have been corrected and clarified in subsequent letters
 - Hours of operation were given and will not surpass business hours of currently existing operations on site (Salad & Go, storage facility, etc.)
 - Site lighting within 50 ft. of the public ROW to be reduced to a maximum height of 20 ft.

Sincerely,



Tim Rice, Assoc. AIA, Project Manager

Good afternoon Sean,
I received emails from the residents below directly.

I noticed they had misspelled your email address so you would not have received it.

I noticed that only the letter mentioned including the plans with the initial mailings, but not that anything beyond the letter was required to be sent.
That was an oversight. If we get the printed and out in tomorrow's mail, are we still ok to proceed? They will be received before the 14th.

Thank you,
Tim

From: scott miller <scottxray@comcast.net>
Sent: Thursday, December 2, 2021 3:24 PM
To: 'Thom Rothfolk' <thom.rothfolk@yahoo.com>
Cc: Tim Rice <tim@sra360.com>; Sean.Pesak@mesaaz.gov
Subject: RE: Angie's Lobster DRB21-00615

Thom,
Yes, I did get the two letters from Stewart + Reindersma Architecture LLC regarding the proposed Angies Lobster, and NO there were NO site plans or elevations attached, despite the claim that they were attached to the letters. How we are supposed to be able to comment on the proposed development, when the developer failed to provide plans and details is a mystery. If this is what passes for community outreach, it shows a lack of respect for the property owners near the proposed site. I am copying this e mail to Mr. Rice of the architectural firm, and to the site planner for the city, Mr. Pesak, regarding the lack of the drawings being sent to all the residents affected.

I also will mention (again) that we are a single family **residential area** and that they should not have advertising signage and facility lighting (other than security lighting) on after their business hours are complete, as they are directly across the street from our homes. Without plans it is difficult to estimate the height of the structure but lighting should be kept to the first level as we already have a nuisance with the lights on the Salad and Go to the north end of the commercial area remaining on all night, and the Extra Storage Spaces still leaving the lower level façade window lights on all night as well as their signage. In addition, if the drive through plan has cars pointing to the EAST at any point (whether ordering or picking up orders) those cars headlights will point directly to our houses. If there is no berm or wall to block those lights from sight to the East, we will have another problem lighting area to deal with.

Finally, **until all the residents affected have received full copies of those site plans and elevations it is entirely inappropriate** for the Mesa Design Review Board to proceed with the meeting as scheduled on December 14th, 2021. The Firm proposing the development has not performed **any** community outreach as of now, other than these incomplete letters without the plans and elevations included. I am asking Mr. Pesak to please inform the remainder of the review board members of these facts, and hereby request the meeting be rescheduled for a time after the affected home owners have had time to review the site plan and elevations for a reasonable amount of time. If this is not rescheduled, please inform all residents as to why this is in such a hurry, and what is the community outreach required?

Regards;
Scott and June Miller
2842 S Olivewood

Mesa ,AZ 85212
503-560-2951

From: Thom Rothfolk <thom.rothfolk@yahoo.com>

Sent: Wednesday, December 1, 2021 12:46 PM

To: Scott Miller <scottxray@comcast.net>

Subject: Angie's Lobster

Scott, Did you get the two letters from Stewart+Reindersma Architecture regarding Angie's Drive-Thru Lobster restaurant?

Are you going to respond. The letter did not include site or elevation plans as they stated.

I sent a email about the drawings and requested the same lighting stipulations as for the storage facility next door.

Thom

[Sent from Yahoo Mail for iPhone](#)

Angie's Lobster - Signal Butte & Guad - Public Comments

Tim Rice <tim@sra360.com>

Mon 12/27/2021 5:17 PM

To: Noah Monty <noah@sra360.com>; Sake Reindersma <sake@sra360.com>

Noah,

So the gentleman I spoke to was named Fred Cheek.

He wanted to know a little about the concept, and when I explained it, he said "Oh, like the Salad N Go there already?"

Then I confirmed the location for him, between the Some Burros and Self-Storage and when the meeting dates were and what they were all about.

His only real "concern" was verifying that the hours would be the same as the other tenants on the site now....10 PM, and if that was in the zoning code.

That was it, so far. I'll let you know if any others come through before Wed.

We'll keep in touch.
Stay well.

Thank you,
Tim



Tim Rice, Assoc. AIA

Project Manager

Stewart + Reindersma Architecture, PLLC.

8145 E Indian Bend Rd | Scottsdale, AZ 85250

o 480.515.5123

d 480.636.7712

c 651.247.6512

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City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 12/29/21

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 # ZON21-00831, on S of the SWC Signal Butte Rd and Guadalupe. 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.

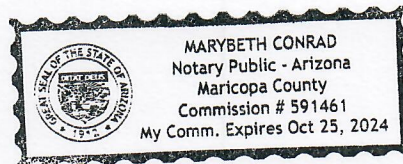
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 12/29/21

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: January 12, 2022
CASE: ZON21-00831

REQUEST: Site Plan Modification. This request will allow for the development of a restaurant with a drive thru.

APPLICANT: Noah Monty/ Stewart and Reindersma Architecture, PLLC.

PHONE: 602-515-5123

Planning Division 480-644-2385

Posting date: 12/29/2021

Dec 29, 2021 at 2:20:43 PM

