

UNIVERSITY & ELLSWORTH COMMERCIAL

**PROPOSED COMMERCIAL DEVELOPMENT
SWC University Drive & Ellsworth Road
Mesa, Arizona**

Rezoning, SPR, and Design Review Application
Citizen Participation Report

Submitted: June 14, 2022

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 4.3 acres at the southwest corner of University Drive and Ellsworth Road (the "Property") as shown on the enclosed Aerial Map, and design review of the eastern lot for a new Wendy's restaurant with a drive through. The Applicant is requesting to rezone the subject property for the development of new two-lot 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 April 8, 2022, 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 April 19, 2022 at 5:30 pm.

IV. Virtual Neighborhood Meeting/Neighborhood Response

The applicant received one phone call from Ken Tom, the owner of the property at the northwest corner of University Drive and Ellsworth Road, in response to the neighborhood meeting notice letter. Mr. Tom indicated that he was supportive of the proposal. No residents or property owners attended the virtual neighborhood meeting.



April 8, 2022

Notice of Project & Neighborhood Meeting

SWC University Drive & Ellsworth Road
ZON22-00259/00260, DRB22-00261

Dear Property Owner or Resident:

Our firm represents Holland Real Estate, LLC regarding approximately 4.3 acres of vacant land located at the southwest corner of University Drive and Ellsworth Road in Mesa (the "Property"), as shown on the enclosed aerial map. The site is currently vacant and zoned RM-4.

We wanted to inform you that we have filed Rezoning and Development Review applications 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 center. The proposed project will be developed in two phases, with a Wendy's restaurant (Lot 1) to be constructed in the first phase adjacent to Loop 202 and the remaining lot at the hard southwest corner of University Drive and Ellsworth Road (Lot 2) reserved for future development. At approximately 2.18 acres, Lot 2 is capable of accommodating a variety of neighborhood scale commercial and retail land uses. Because of the 125-foot-wide power line easement across the southern half of the site, the buildings for the proposed development will front along University Avenue with parking areas behind them to the south.

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: Tuesday, April 19, 2022
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 we will send you.**

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.

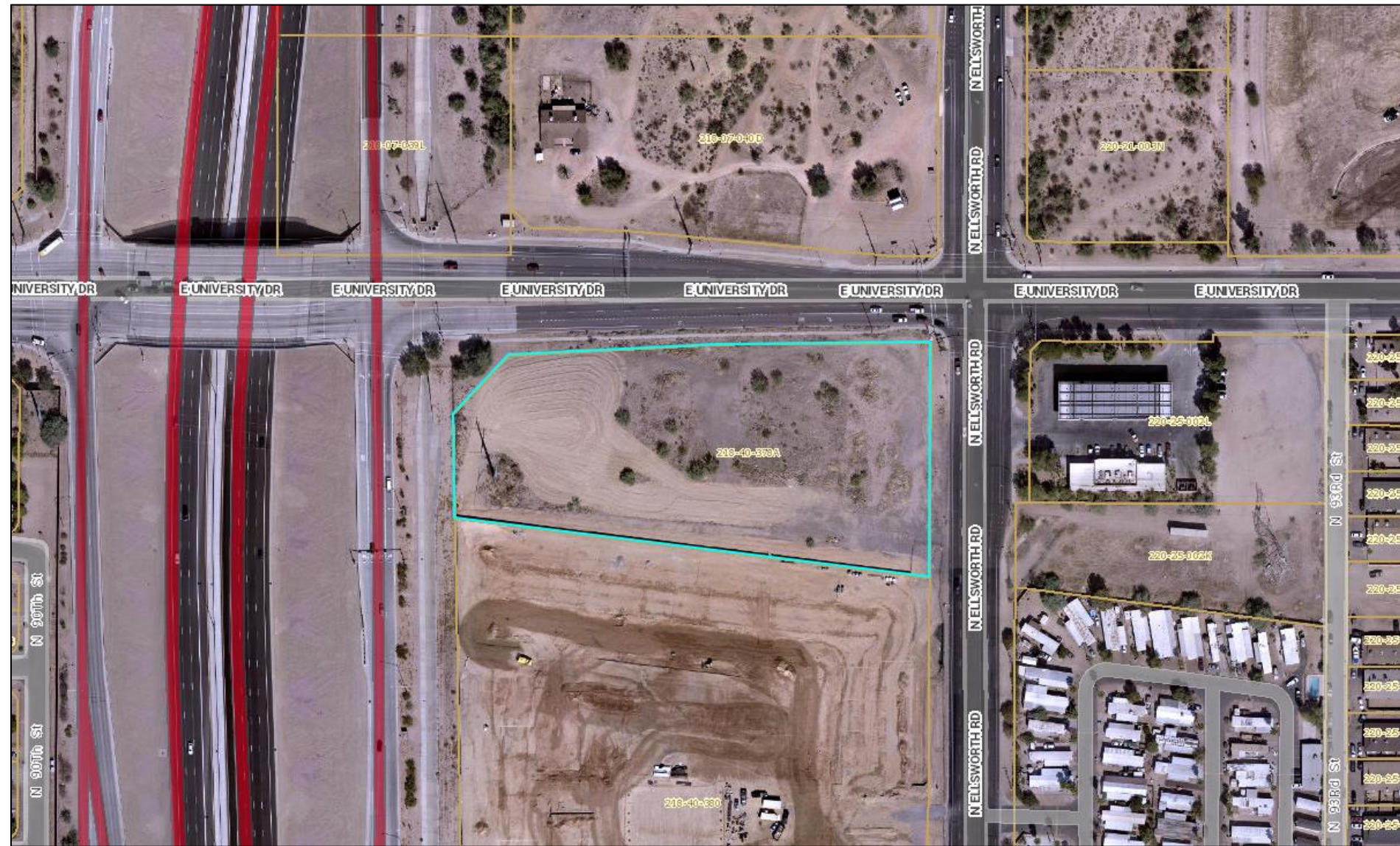
Sincerely,

WITHEY MORRIS P.L.C.

By 
Benjamin L. Tate

Enclosures

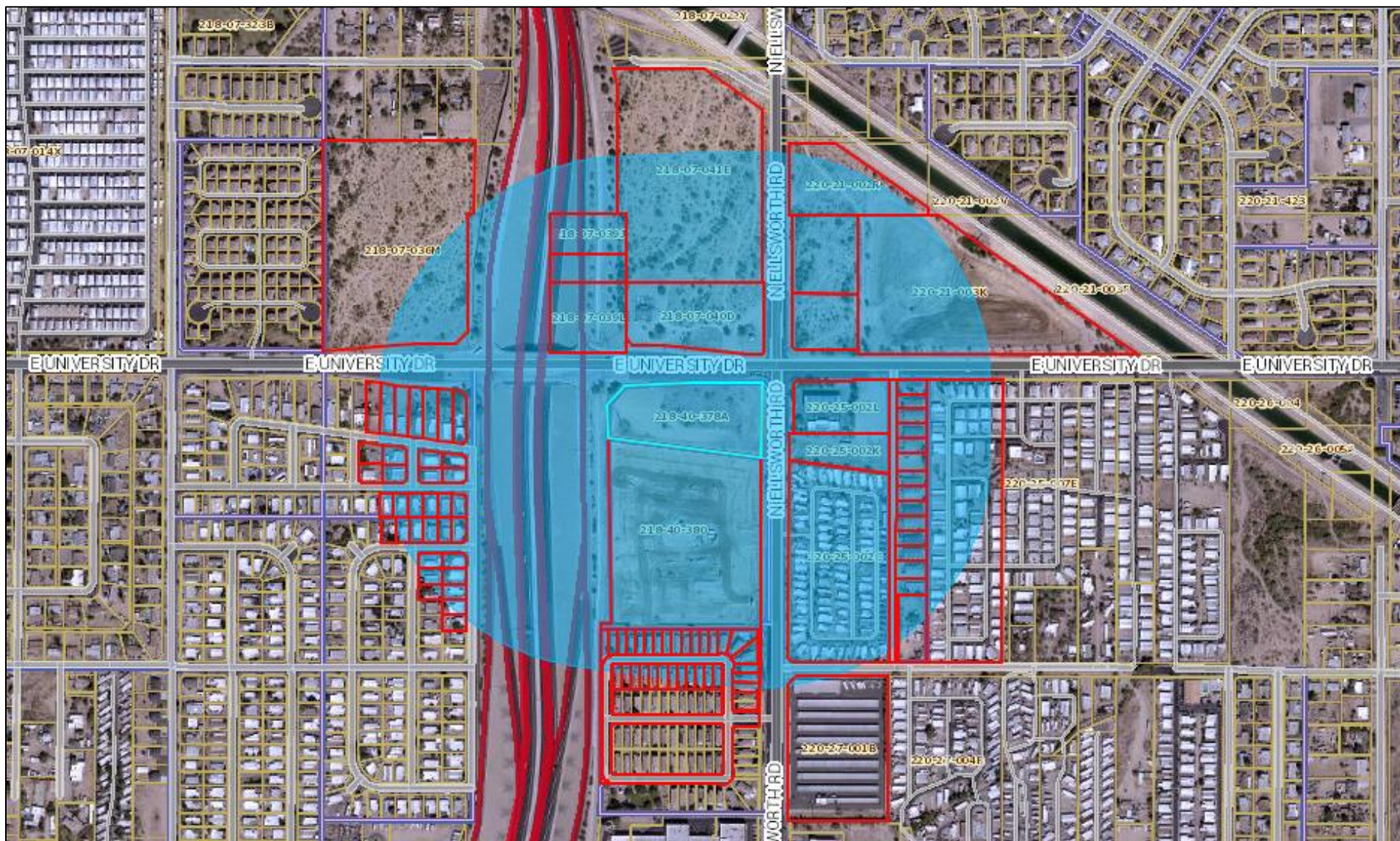
Aerial Map



SWC University Drive & Ellsworth Road – Mesa, AZ



Mailing Map



SWC University Drive & Ellsworth Road – Mesa, AZ



AKA GROUP LLC
104 E 1ST AVE
MESA, AZ 85210

ARIZONA DEPT OF TRANSPORTATION
205 S 17TH AVE STE 612E
PHOENIX, AZ 85007

BOISE STREET INVESTMENTS LLC
9053 E HOBART ST
MESA, AZ 85207

CAMP RICHARD D/JODIE L
9131 E BOISE ST
MESA, AZ 85207

CAREGA RAFAEL
2227 N 89TH PL
MESA, AZ 85037

CENTRAL SELF STORAGE INVESTORS VIII
LTD PTSHP
1148 ALPINE
WALNUT CREEK, CA 94596

CHURCH BRYAN P/RANA H TR
493 WILLIAMS ST
FOLSOM, CA 95360

CURTIS LESLIE WHITE 2021 TRUST
8015 SHANTUNG DR
SANTEE, CA 92071

DIAZ CAROLYN
8932 E BALTIMORE ST
MESA, AZ 85207

ESTES EVELYN B/EDWARD J
315 N 89TH ST
MESA, AZ 85207

APACHE MANOR COMMUNITY
ASSOCIATION
4135 S POWER RD STE 122
MESA, AZ 85212

BELDEN GARY KING
8931 E BUTTE ST
MESA, AZ 85207

BRYANT JOSHUA M
8938 E BILLINGS ST
MESA, AZ 85207

CAP COMMUNITIES SS LLC
16255 VENTURA BLVD SUITE 1200
ENCINO, CA 91436

CARRIERI PIERINA
9123 E BOISE ST
MESA, AZ 85207

CHB ENTERPRISES LLC
2606 N HALL CIR
MESA, AZ 85203

COCHRAN ROBERTA A
8920 E BILLINGS ST
MESA, AZ 85207

DACANAY ALEJANDRO A
9127 E BOISE ST
MESA, AZ 85207

DUNMIRE ELIZABETH ANN/STEVEN
CHARLES
9130 E BOISE ST
MESA, AZ 85207

FALLEN JEFFERY S
8938 E BALTIMORE ST
MESA, AZ 85207

APACHE MANOR COMMUNITY
ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

BERG NICHOLAS R
8841 E DALLAS ST
MESA, AZ 85207

CACTUS MHP LLC
49 S W FLAGER AVE
STUART, FL 34994

CAPITAL HILL INVESTMENTS LLC
8914 E BILLINGS ST
MESA, AZ 85207

CASTILLO BORIS R HERNANDEZ
8944 E BILLINGS ST
MESA, AZ 85207

CHIENG TSIU CUN SAU/TISU LAY
9154 E BOISE ST
MESA, AZ 85207

CRAWFORD BRIAN JAMES
7714 E EMILTA AVE
MESA, AZ 85208

DAWSON JOHN/ASHLEY
9118 E BOISE ST
MESA, AZ 85207

ERICKSON TODD L/THOMAS C
8915 E BILLINGS ST
MESA, AZ 85207

FENG YAO/HUANG JIANYING
9115 BOISE ST
MESA, AZ 85207

FLORES ORLANDO ALEXIS
316 N 90TH ST
MESA, AZ 85207

GARCIA PEDRO GARCIA
2207 W MAIN ST
MESA, AZ 85201

GOULDING-REED CHARLENE
8654 E DULCIANA AVE
MESA, AZ 85208

HEREDIA GUADALUPE
9134 E BOISE ST
MESA, AZ 85207

ISOLA MESA LLC
13555 SE 36TH ST STE 320
BELLEVUE, WA 98006

JONES BEVERLY A/WALLES RHONDA
235 N 89TH PL
MESA, AZ 85207

JUHL BRIAN
8937 E BUTTE ST
MESA, AZ 85207

KRUPP MICHAL D/SAMANTHA J
8932 E BILLINGS ST
MESA, AZ 85207

MANN MELISSA S
9139 E BOISE ST
MESA, AZ 85207

MARTINEZ JESUS A
9102 E BOISE ST
MESA, AZ 85207

FREEMAN JEFFREY J
PO BOX 4785
APACHE JUNCTION, AZ 85178

GOBLET PAULA KAYE
9106 E BOISE ST
MESA, AZ 85207

GUERRERO-BRISENO
CLAUDIA/GUERRERO NORBERTO
231 N 86TH PL
MESA, AZ 85207

HEYE MATTHEW WILLIAM/ALICIA MAE
9143 E BOISE ST
MESA, AZ 85207

JAMES MICHAEL ALLEN
1405 S NELLIS BLVD STE 1100
LAS VEGAS, NV 89104

JONES CHERYL A
145 N SIERRA HEIGHTS
MESA, AZ 85207

KIZZAR STETSON
331 N 93RD ST
MESA, AZ 85207

KUBES RANDY J
241 N 89TH PL
MESA, AZ 85207

MARICOPA COUNTY DEPT OF
TRANSPORTATION
2901 W DURANGO ST
PHOENIX, AZ 85009

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

FRIENDSHIP MANOR HOMECARE LLC
PO BOX 13172
TEMPE, AZ 85284

GODOY DAMIAN/LAUNI
21462 S 222ND ST
QUEEN CREEK, AZ 85142

GUTIERREZ RICARDO/CHRISTINA
9110 E BOISE ST
MESA, AZ 85207

IBARRA MARIA C/OCHOA GONZALO
228 N 90TH ST
MESA, AZ 85207

JAZIRI SWANLI TAN /MONCEF TR
5125 ELLSWORTH ST
SAN DIEGO, CA 92110

JOY BENJAMIN A
9138 E BOISE ST
MESA, AZ 85207

KNIGHT SHERRI
316 N 89TH PL
MESA, AZ 85207

LOCKE WILLIAM B/MICHELE
8943 E BUTTE ST
MESA, AZ 85207

MARS PROPERTIES HOLDINGS LLC
140 RIVERSIDE BLVD APT 924
NEW YORK, NY 10069

MILLER RYAN J
43416 N SHANE AVE
QUEEN CREEK, AZ 85140

MONTER JESUS/HERNANDEZ ERENDIRA
534 W PRINCETON AVE
GILBERT, AZ 85233

MOOSE TRACKS II LLC
10755 SCRIPPS POWAY PKWY 490
SAN DIEGO, CA 92131

MORERO LENO JR/HEIDI
9150 E BOISE ST
MESA, AZ 85207

MORGA REYNALDO/CONNIE
8926 BILLINGS ST UNIT 4
MESA, AZ 85207

MUNGER VERA
216 N 90TH ST
MESA, AZ 85207

PETERS ANDREW
1408 S SUNNYVALE
MESA, AZ 85206

PRICE JOHN LEE/KEITH RYAN/NEIL
JAMES
6502 N 81ST PL
SCOTTSDALE, AZ 85250

QUIKTRIP CORPORATION
PO BOX 3475
TULSA, OK 74101

RAMIREZ JO ANNE
315 N 89TH PL
MESA, AZ 85207

RHOADS RYAN
324 N 89TH PL
MESA, AZ 85207

RR38 LLC
3304 N DELAWARE
CHANDLER, AZ 85225

SCARDINA PETER N
317 N 93RD ST
MESA, AZ 85207

SCHROEDER CHARLES O
323 N 89TH ST
MESA, AZ 85207

SIRLS MARY
9107 E BOISE ST
MESA, AZ 85207

SOLHEIM ERIC A/ANNA M
151 N SIERRA HTS
MESA, AZ 85207

STOLTZ JOHN A/JENNIFER C
9302 E SLEEPY HOLLOW RD
MESA, AZ 85207

SUNBERG STACH SANDIE
8951 E BUTTE ST
MESA, AZ 85207

TAH 2018-1 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

THR PHOENIX LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

TM BTR OF ELLSWORTH LLC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

TOMS INVESTMENT LLC
116 N SUNRISE ST
MESA, AZ 85207

TOMS PROPERTY LLLP LTD LIABILITY
PTSHP
116 N SUNRISE ST
MESA, AZ 85207

TRINIDAD REAL PROPERTY
INVESTMENTS LLC
PO BOX 23914
TEMPE, AZ 85285

TRISOLIERE TYLER/SWISHER DARIAN
9142 E BOISE ST
MESA, AZ 85207

URIBE INDALECIO M
163 N SIERRA HEIGHTS
MESA, AZ 85207

VALENCIA HEIGHTS LLC
2505 ANTHEM VILLAGE DR NO E-580
HENDERSON, NV 89052

VILLALOBOS REYMUNDO M/SUSANA A
9103 E BOISE ST
MESA, AZ 85207

WEATHERFORD LONNIE/JOAN
306 N 90TH ST
MESA, AZ 85207

WEEKS RANDALL L/LISA D
8958 E BALTIMORE ST
MESA, AZ 85207

WOLLAM BRENNEN/JESSICA
7615 E HERMOSA VISTA DR
MESA, AZ 85207

WRIGHT JEFFREY R/AMY L
1751 N CERISE CIR
MESA, AZ 85207

YAGER KIIRA A
157 N SIERRA HEIGHTS
MESA, AZ 85207

YUKON SOUTH LLC
11201 N TATUM BLVD PMB 91557
PHOENIX, AZ 85028