

# **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](mailto: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](mailto:ben@witheymorris.com).

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

By   
Benjamin L. Tate

Enclosures

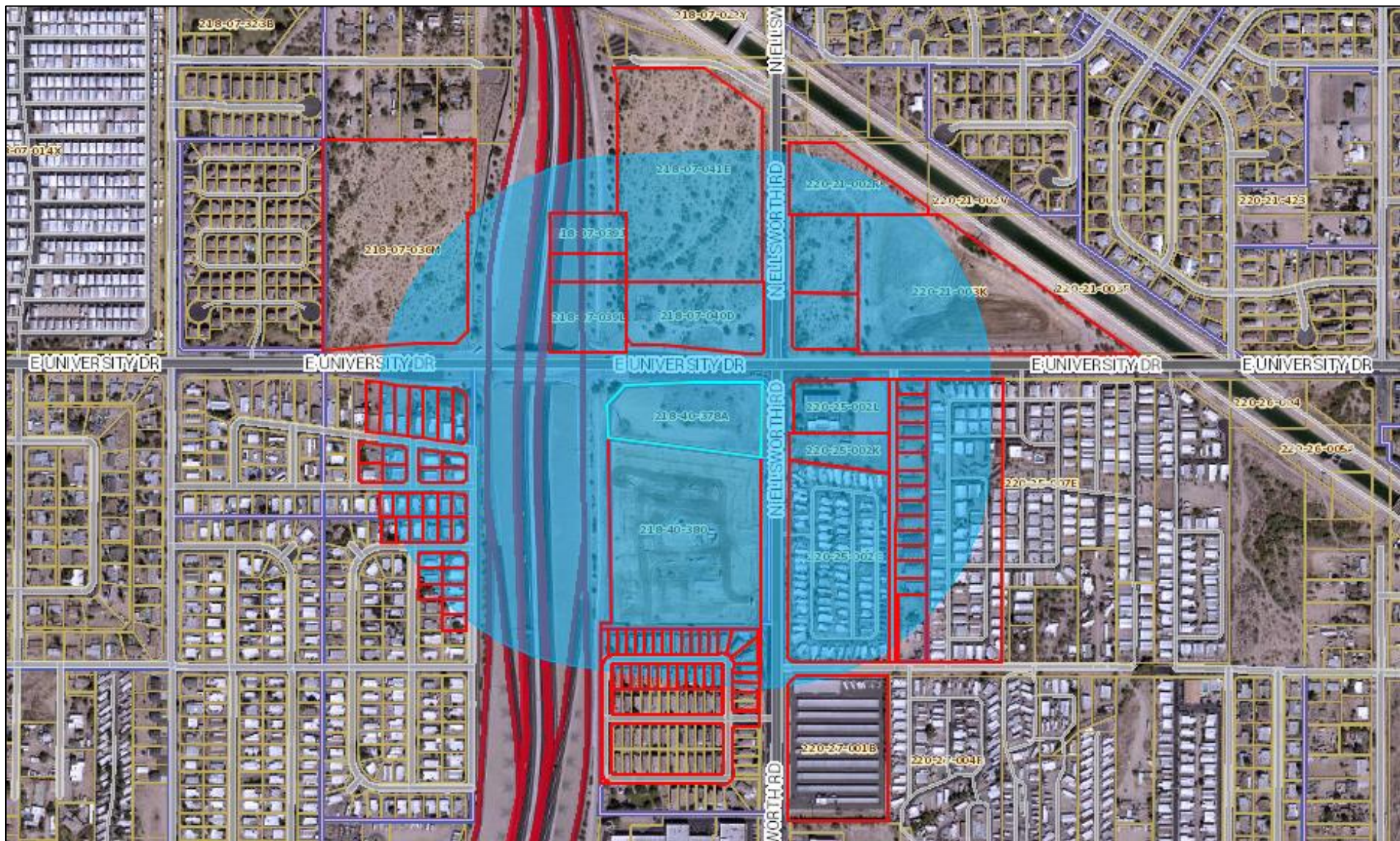
# Aerial Map



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



Allez à [avery.ca/gabarts](http://avery.ca/gabarts)  
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®  
Repliez à la hachure afin de révéler le rebord Pop-up

Pat: [avery.com/patents](http://avery.com/patents)

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

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®

5160®  
