

University & Ellsworth Commercial

**SWC of University Drive and Ellsworth Road
Mesa, Arizona**

REZONE, SITE PLAN AND DESIGN REVIEW

Case No.

Initial Submittal:

Development Team

Developer:	Holland Real Estate, LLC ("HRE") 1515 N. Academy Blvd #400 Colorado Springs, CO 80909 ATTN: Thomas Dake Phone 702-767-9522 Email: tdake@dakecompaniesusa.com
Architect / Land Planning:	Upward Architects 1155 W. Rio Salado Parkway, Suite B-101 Tempe, AZ 85281 Phone 602-753-5222 Email: justin@upwardarchitects.com
Civil Engineer:	3 Engineering 6370 E. Thomas Rd., Suite # 200 Scottsdale, AZ 85251 Phone: 602-334-4387 Email dan@3engineering.com
Applicant / Legal Representative:	Withey Morris PLC 2525 East Arizona Biltmore Circle, A-212 Phoenix, Arizona 85016 Phone. 602.230.0600 Email: ben@witheymorris.com

PLANNED AREA DEVELOPMENT

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I. Project Overview

The subject property is approximately 4.3 acres located at the southwest corner of University Drive and Ellsworth Road in Mesa, AZ (the "Property"). See Aerial Map at **Tab 1**. The Property is a vacant remnant parcel sandwiched in between a multi-family residential community to the south and an arterial road (University Drive). The Property is also bounded by major thoroughfares to the west (Loop 202) and the east (Ellsworth Drive). The Property is currently zoned RM-4 as illustrated in the Zoning Map at **Tab 2**.

Development of this site has been extraordinarily challenging. Development of the site is substantially restricted by a 125-foot-wide utility easement along the southern end of the site for major SRP transmission lines that traverse the Property from east to west. A tower for the transmission lines occupies the southwest corner of the site. The 125-foot-wide easement prohibits any vertical structures and effectively shrinks the actual developable area to 1.05 acres, severely impacting efforts to attract meaningful commercial development to the site. Additionally, access control restrictions imposed by ADOT along University Drive further constrain development of the site by limiting potential driveway locations and configurations for internal circulation.

Despite these challenges, Holland Real Estate, LLC ("HRE") worked diligently to resolve site constraints and attract a commercial development. HRE proposes the development of a small commercial center on the Property. The project will be completed in two phases of development, with Phase 2 to be submitted for Design Review and Site Plan Review at a future date. The proposed Phase 1 will be a Wendy's restaurant that HRE operates through one of its affiliate companies, which will occupy the western half of the Property.

The site has been designed to meet the high-quality design and development standards the City of Mesa strives for while providing an appropriate development capable of meeting the goals of the General Plan and the commercial needs of residents in the area.

II. Relationship to Adjacent Properties

The Property is generally bound by Loop 202 to the west, University Drive to the north, Ellsworth Road to the east, and a multi-family residential development to the south currently under construction zoned RM-4.

III. Request

This application requests to rezone the Property from RM-4 to Limited Commercial (LC) to allow a new commercial development. A companion

design review and site plan review application are being submitted concurrently with this request.

IV. General Plan

The Property is currently designated as "Neighborhood Village Center" by the City of Mesa 2040 General Plan as illustrated by the General Plan Map at **Tab 3**. Consistent with this designation, the proposed development will support the residential neighborhoods surrounding the intersection of University Drive and Ellsworth Road with convenient neighborhood-scale commercial land uses.

V. Site Layout

As described above, the project will be developed in two phases, with the proposed Wendy's restaurant (Lot 1) to be constructed in the first phase 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. See Site Plan at **Tab 4**.

The proposed Wendy's will consist of a 2,647-SF primary building with a 400-SF patio and a surface parking area provided south of the building in the power line easement. The drive through lane for the restaurant is located between the restaurant and the northern property line. The applicant explored numerous methods of reorienting the drive thru but is limited by the constraints of the site and the utility easement.

The configuration of the site is largely dictated by the restrictions imposed by the power line easement, which prohibits vertical structures from being built within it. The proposed site plan utilizes the available building envelope in the most efficient manner possible to provide a practical and accessible land use on a difficult site.

Circulation

The proposed vehicular access points/driveways to the Property – particularly the University Drive access – are the product of extensive discussions and negotiations with ADOT and the City of Mesa Transportation Department. Because of the proximity to the Loop 202 freeway and University Drive exit ramp, the Arizona Department of Transportation played a significant role in the location of the University Drive access.

Consequently, the Property will provide one driveway on University Drive and one driveway on Ellsworth Road. The University Drive access will be restricted to right-in/right-out due to the existing median in University Drive. On Ellsworth Road, a full access driveway will be provided in the southeast corner of the site.

The two driveways are connected by an internal roadway that bisects Lots 1 and 2 entering from University Drive, then curves to the east and runs along the south property line before exiting onto Ellsworth Road. Access to the Wendy's on Lot 1 is provided by two driveways connecting from the surface parking area to the internal roadway.

Parking & Screening

As described above, the overall site layout, orientation of the building, and location of the parking area are dictated by the 125-foot SRP utility easement running along the southern half of the Property. Due to these restrictions, the parking area is located to the south of the building where no vertical structures are permitted. The main parking area is divided into two sections with a large, landscaped retention area between them running east to west. Phase 1 will provide a total of 46 parking spaces, with 28 required per City of Mesa code.

Landscape and Open Space

Site landscaping will comply with Mesa's development standards for perimeter landscaping, foundation base landscaping, parking area landscaping, planting plans, open space amenities, and landscaped pedestrian pathways. Foundation base at commercial pads will either comply with prescriptive foundation base requirements or by averaging and will be confirmed with individual site plan submissions as the project develops.

Refuse

The proposed Wendy's will be served by a bollard protected double bin refuse container, which will be located to the southeast of the main building. The double bin refuse container will be screened from public view by a gated masonry screen wall enclosure per City of Mesa code requirements. Like the primary building, the location of the refuse enclosure was largely dictated by the SRP utility easement and consequently pushed to the northern half of Lot 1.

VI. Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines pertaining to commercial developments:

The commercial parcel will include sidewalks along the building frontages and within the central parking area to provide shade and comfort for pedestrians. The Architectural Design Guidelines for the commercial portions of the development are intended to ensure an attractive, high-quality development with a consistent look and feel across the Site. Please refer to the submitted project reference imagery and material color board.

These standards will provide continuity throughout the development while incorporating a variety of architectural styles, color and materials. Styles may and should vary to create individual identities while maintaining common threads that establish compatibility with the industrial buildings.

Design vocabularies should be respectful of adjacent uses, allowing architectural expressions to flow from site to site, avoiding abrupt transitions in style or character. Variation in texture, contrast, color and materials should be utilized to create visual interest.

Colors and materials should create visual harmony within the development as further illustrated in the submitted project reference imagery and material color board.

Landscape design for the commercial portions of the site will reflect the overall theme of the area, creating a unifying aesthetic that provides for meaningful spaces that relate to the adjacent buildings.

1. Site Design

a. Building Placement & Orientation

The site is located at the southwest corner of University Drive and Ellsworth Road. The Property is generally bound by Loop 202 to the west, University Drive to the north, Ellsworth Road to the east, and a multi-family residential development to the south currently under construction zoned RM-4.

As described above, building placement and orientation is largely driven by the 125-foot-wide SRP utility easement running from east to west across the southern half of the site. Because no vertical structures are permitted in the easement area, the building and all other structures are located in the northern half of the site – severely limiting building orientation and placement options for Wendy's and requiring the drive-through lane to be located between the north side of the building and University Drive. Enhanced landscaping and decorative screen walls have been judiciously employed to ensure a pleasing aesthetic along University Drive.

b. Parking and Circulation

Consistent with the guidelines, the proposed Wendy's is located along the University Drive street frontage with the parking lot south of the building, creating a building-focused streetscape. The parking area is broken up into two smaller parking areas separated by a landscaped retention area. Both parking areas are oriented perpendicular to the main building entrance to minimize the need to walk between parked cars or cross drive aisles. A shared access drive is used to provide access to both Phase 1 and Phase 2 from the public streets, minimizing the total amount of pavement and circulation space needed.

c. Landscaping & Shading

Landscape design of streetscapes along University Drive to the north, the internal roadway to the west, and throughout the development consists of generous plantings with a lush, drought-tolerant landscape palette per City of Mesa standards. Distinct groupings of plantings and species are used to define parking areas, highlight and accent streetscapes, and screen trash enclosures and parking. See Landscape Plan at **Tab 5**.

d. Lighting

Exterior lighting consists of energy efficient LED lighting for parking areas and accent lighting on the building. Lighting has been harmoniously incorporated into the site layout and building design to be complementary to the overall project.

e. Architectural Design

The site plan and building architecture have been thoughtfully laid out to ensure a pleasant and inviting environment for visitors and a visually attractive development for passersby on adjacent rights-of-way. Individualized store detailing and design considerations ensure compatibility with the surrounding area and appropriate visual interest and detailing. Varied rooflines and massing, a bold color palette, and thoughtful use of materials provide a distinctive yet contextually appropriate design. See Elevations at **Tab 6**.

f. Signage

Building signage has been generally identified on building elevations for design intent only. Building and site/monumental signage is a separate permit/deferred process and will be submitted and reviewed per City of Mesa standards as the project develops.

g. Service Areas & Utilities

As described above the proposed Wendy's will be served by a bollard protected double bin refuse container, which will be located to the southeast of the main building. The double bin refuse container will be screened from public view by a gated masonry screen wall enclosure per City of Mesa code requirements.

VII. Grading and Drainage

The grading and drainage for the site will be designed to retain the 100-year, 2-hour storm event in accordance with the City of Mesa drainage design guidelines. Storm drainage will be conveyed via internal drain or downspouts and overland flow across the parking lots into either catch basins or curb openings which will outfall to a combination of surface and/or underground retention areas. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells. Any off-site drainage impacts to the site will be routed through the site to maintain its historical drainage pattern.

VIII. Phasing

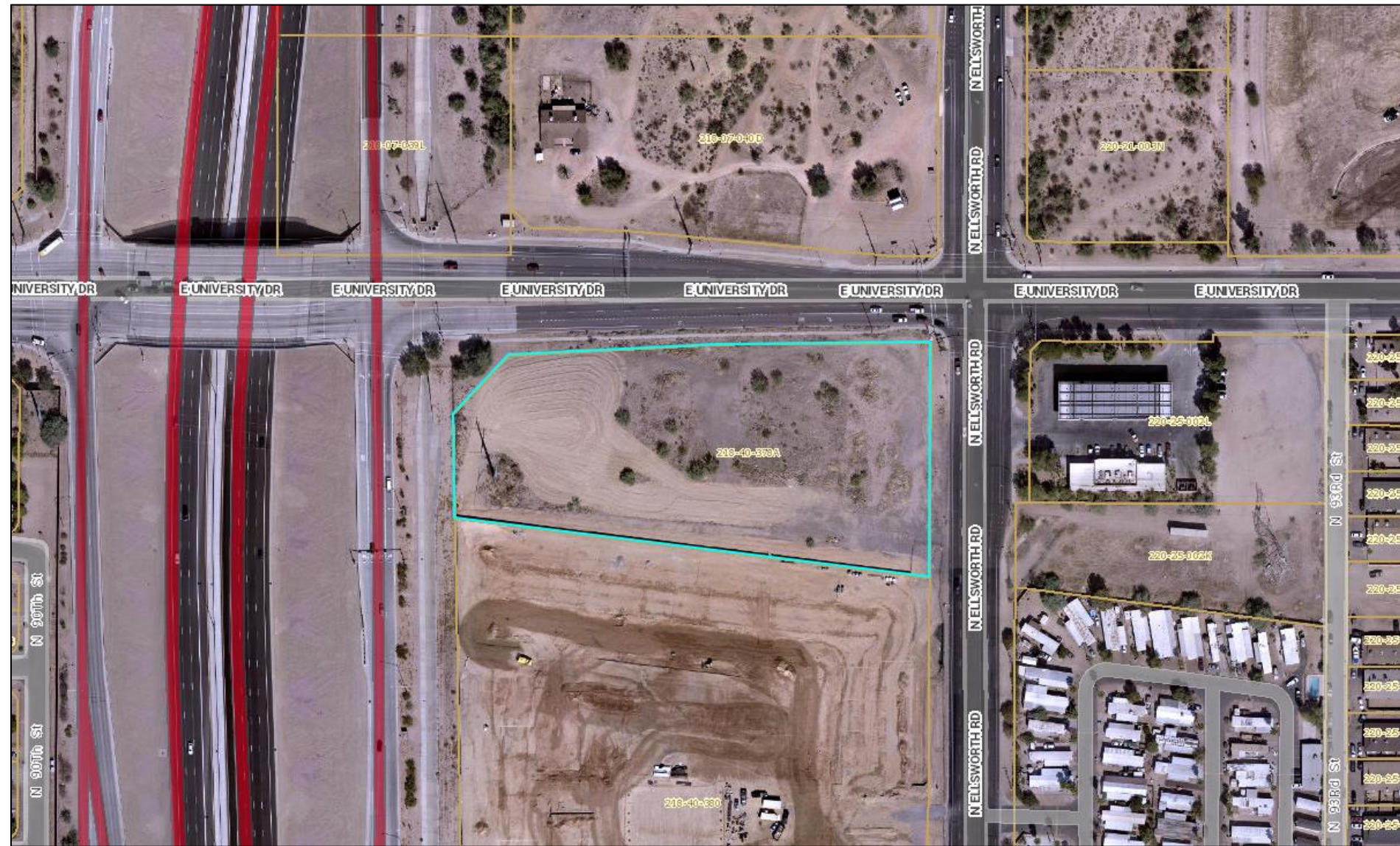
As described throughout this narrative, the proposed Wendy's will be constructed in Phase 1 and encompass all of Lot 1. Future development on Lot 2 may occur multiple phases as market conditions warrant. Plans for future phases will be submitted to the City of Mesa to ensure proper and orderly development.

IX. Summary

The proposed zone change to Limited Commercial (LC) for small-scale commercial development is an ideal use of the Property given the location next to the freeway off-ramp and a major arterial intersection with LC zoning at the other three corners. The proposed project is consistent with the City of Mesa's desire, via the General Plan, to see neighborhood-scale commercial development at the intersection of University Drive and Ellsworth Road to serve the adjacent residential areas. This development makes efficient use of a restrictive and challenging site with a land use that will complement the surrounding area and provide value to the surrounding community.

TAB 1

Aerial Map

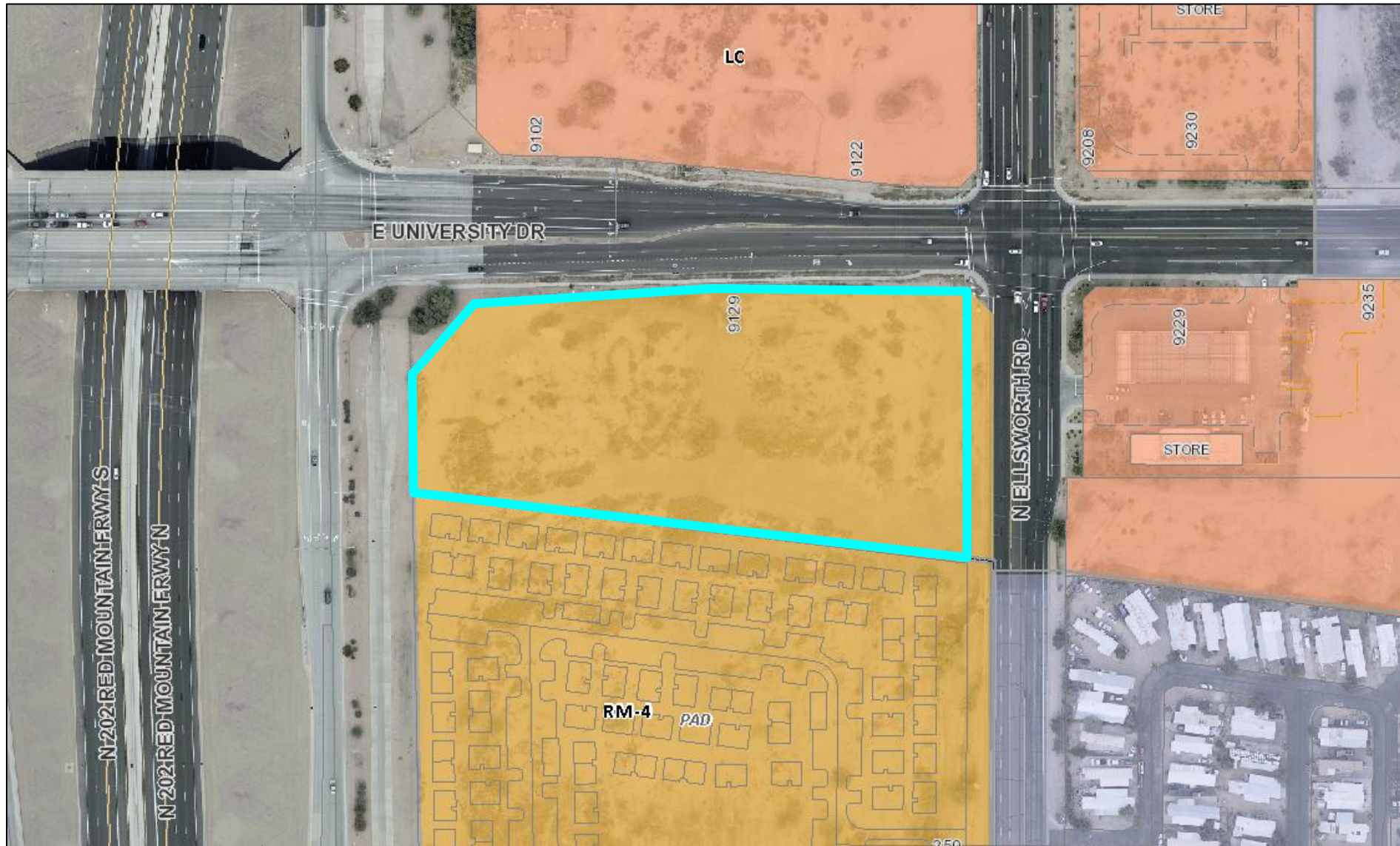


SWC University Drive & Ellsworth Road – Mesa, AZ



TAB 2

Zoning Map

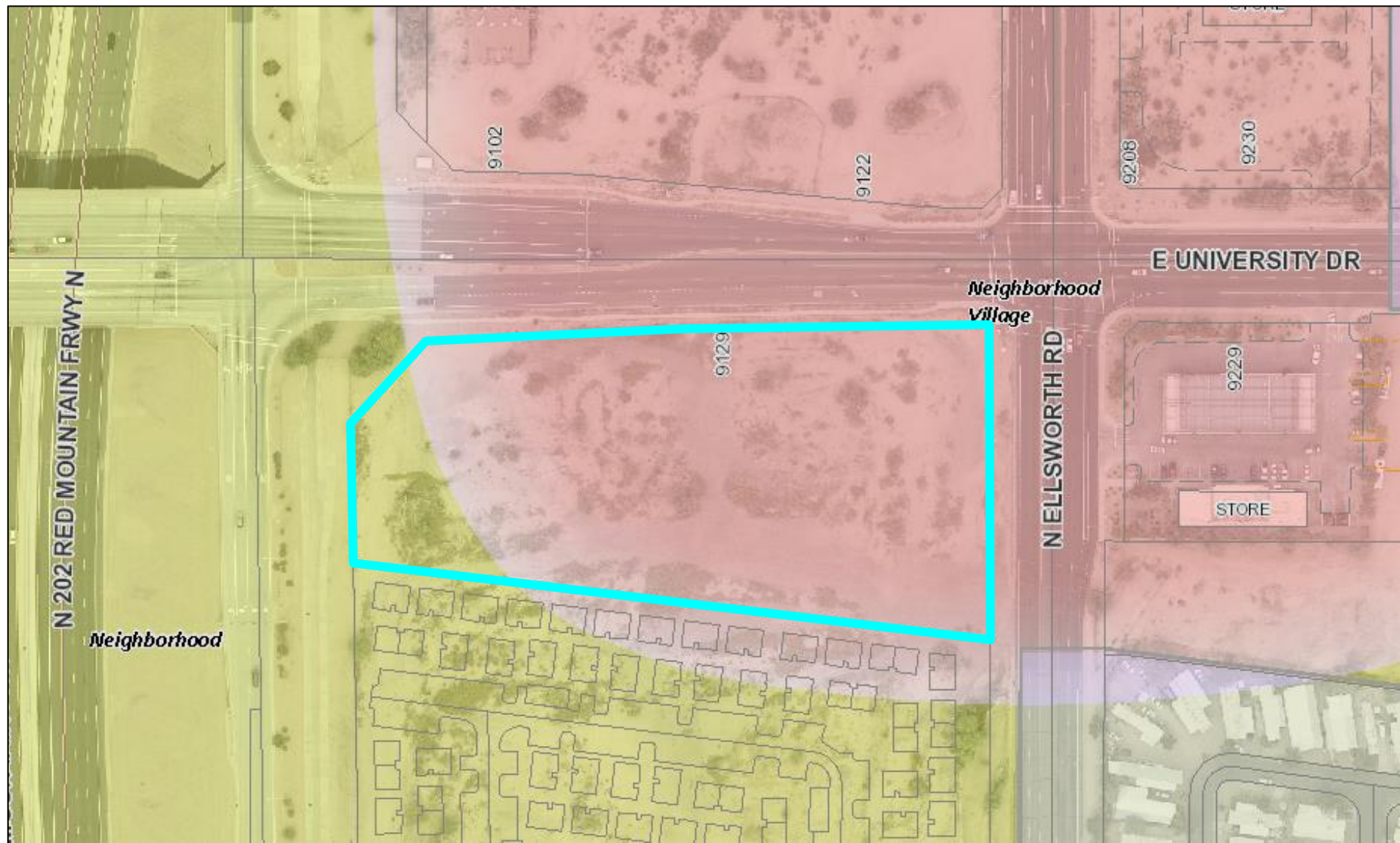


SWC University Drive & Ellsworth Road – Mesa, AZ



TAB 3

General Plan Map



SWC University Drive & Ellsworth Road – Mesa, AZ



WENDY'S - SWC ELLSWORTH RD & UNIVERSITY DR

MESA

project consultants

landscape architecture: architecture:

DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

UPWARD ARCHITECTS, LLC
1155 W RIO SALADO PARKWAY, STE B-101
TEMPE, AZ 85281
PROJECT CONTACT: JUSTIN GREGONIS
PHONE: 480.241.3604
EMAIL: justin@upwardarchitects.com

engineering:

3 ENGINEERING
6370 E THOMAS RD
SCOTTSDALE, AS 85251
DAN MANN
PHONE: 602.334.4387
EMAIL: dan@3engineering.com

owner:

BEUS GILBERT MCGRODER PLLC
701 N 55TH ST
PHOENIX, AZ 85008
CONTACT: DENNIS NEWCOMBE
PHONE: 480.429.3065
EMAIL: dnewcombe@beusgilbert.com

site data:

ZONING: RM-4
NET SITE AREA: 92,067 SF / 2.11 AC

sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02	LANDSCAPE PLAN

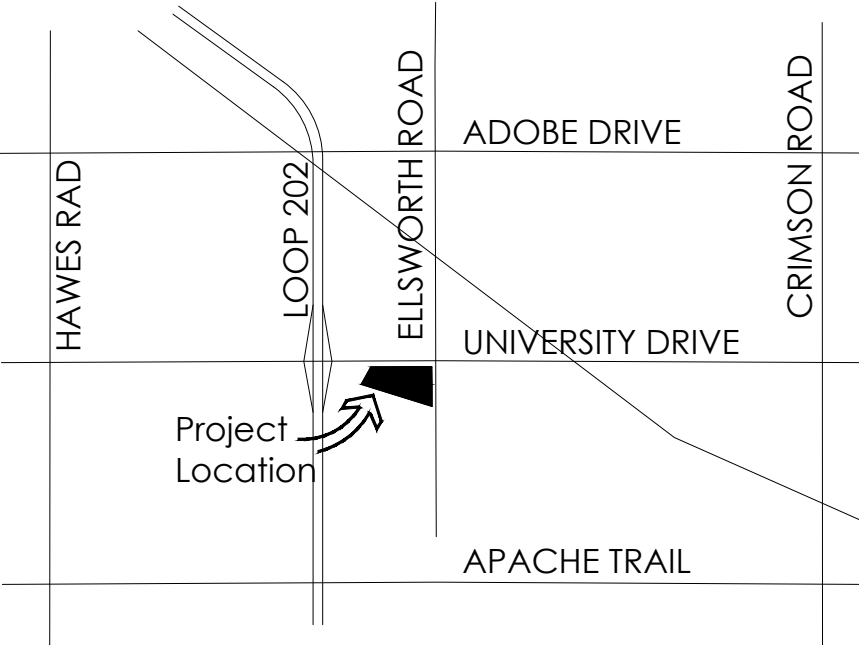
city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER.

ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



vicinity map

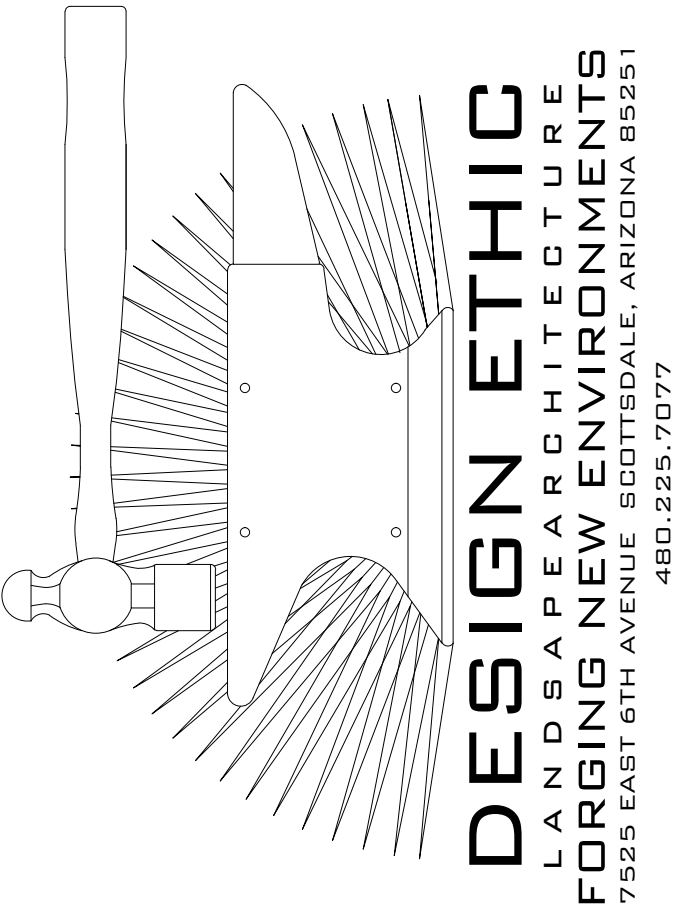


planting notes

1. LANDSCAPE ARCHITECT & OWNER MUST APPROVE ALL TREES PRIOR TO DELIVERY. OWNER/LANDSCAPE ARCHITECT WILL TAG PLANTS IN THE NURSERY.
2. THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
3. FINISH GRADE OR TOP OF D.G., (WHICHEVER IS HIGHER) SHALL BE 1-1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACES.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS. IF ANY DISCREPANCIES SHOULD ARISE WITH REGARDS TO PLANT QUANTITIES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITHIN A PERIOD OF 48 HOUR FOR DISCUSSION. CONTRACTOR TO STAKE ALL TREE, PALM, AND SHRUB LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.
5. LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR LOCATION AND PLACEMENT OF TREES AND PALMS UNLESS THE LOCATION WAS APPROVED BY LANDSCAPE ARCHITECT.
7. ALL TREE AND PALM CANOPIES MUST BE A MINIMUM OF 3'-5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS WHEN THE PLANT REACHES ITS MATURE SIZE.
8. ALL PLANT MATERIALS SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL NEWLY INSTALLED TREES ARE TO BE STAKED IN PLACE PER THE LANDSCAPE ARCHITECT'S DETAILS FOUND WITHIN THE PLAN SET OR WITHIN THE LANDSCAPE ARCHITECT'S DETAIL AND SPECIFICATION BOOKLET DEVELOPED FOR THE PROJECT.
10. ACID ETCH IMPERVIOUS SOILS AS REQUIRED AT PROPOSED TREE LOCATIONS TO ENSURE PLANT HEALTH AND VITALITY.
11. SUB-CONTRACTOR TO TREAT ALL D.G. AREAS WITHIN THE LIMITS OF CONSTRUCTION WITHONE FINAL APPLICATION OF AN APPROVED PRE-EMERGENT HERBICIDE AT THE TIME OF ACCEPTANCE BY THE OWNER.
12. CACTI SHALL RECEIVE NO SUPPLEMENTAL IRRIGATION UNLESS OTHERWISE NOTED OR IDENTIFIED WITHIN THE LANDSCAPE ARCHITECT'S IRRIGATION DRAWINGS.
13. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
14. ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
15. EXISTING TREES AND SHRUBS IN R.O.W. TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.
16. ALL LANDSCAPE AREAS SHALL RECEIVE 2" D.G. UNLESS NOTED. COLOR TO BE SELECTED BY OWNER UNLESS NOTED. ALL D.G. SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
17. ROUGH GRADING TO WITHIN +0.10 FOOT, INCLUDING ALL BERMS AND/OR SWALES AND RETENTION AREAS WILL BE PROVIDED BY BUILDER / DEVELOPER OR THE OWNER'S AGENT PRIOR TO PLANT INSTALLATION.
18. ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
19. THE LANDSCAPE ARCHITECT HAS THE OPTION TO REJECT ANY PLANT MATERIALS DEEMED UNACCEPTABLE UPON DELIVERY TO SITE.
20. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING ON APPROVED ASSURANCES IS PROVIDED FOR LANDSCAPING WITHIN THE RIGHT-OF-WAY.
21. ACKNOWLEDGE REQUIREMENT OF COUNTY DUST CONTROL PERMIT AND LANDSCAPE PERMIT FOR ALL LANDSCAPE WORK WITHIN THE PROJECT ON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SUBDIVISIONS.
22. ALL ON-SITE SIDEWALKS SHALL HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
23. TREES, SHRUBS, VINES, GROUNDCOVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL SIXTY (90) DAYS FROM THE DATE OF REPLACEMENT.
24. ALL POOLS, SIGNS AND MONUMENT WALLS REQUIRE A SEPARATE BUILDING APPROVAL AND PERMITS.
25. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS MAY INCLUDE BUT ARE NOT LIMITED TO WALLS, COLUMNS, ENTRY GATES, POOL FENCE AND/OR WATER FEATURES. SHOULD A DISPUTE ARISE WITH ANY DESIGN ELEMENT REQUIRING SHOP DRAWINGS, THE LANDSCAPE ARCHITECT SHALL ONLY ASSUME RESPONSIBILITY IF THE SHOP DRAWINGS IN QUESTION HAVE BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
26. ALL TREES WITHIN THE SIGHT TRIANGLE AND DISTANCE AREAS SHALL BE MAINTAINED TO A MINIMUM CANOPY CLEARANCE OF 7'-0".
27. THERE ARE EXISTING OVERHEAD POWER LINES ON THIS PROJECT
28. THERE ARE NO EXISTING TREES ON SITE.
29. THERE IS NO FIRE LINE BACK FLOW PREVENTER ON THIS SITE.

irrigation notes

1. IRRIGATION DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF MESA WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
2. CONTRACTOR TO CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. STAKE ALL UTILITIES, INCLUDING SEWER AND DRAINAGE PRIOR TO ANY EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE ARCHITECT/LANDSCAPE ARCHITECT FOR RESOLUTION.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
5. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
6. THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR PER THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT IRRIGATION AS-BUILT DESIGN DRAWINGS AND ASSOCIATED DOCUMENTATION TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME SHALL BE ADJUSTED ACCORDING TO SEASON, LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT SOD AND POSSIBLY PERENNIAL GROUNDCOVERS. THESE AREAS SHALL BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
7. THE CONTRACTOR WILL NOT RUN IRRIGATION LINES THROUGH FUTURE PAD AREAS.
8. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
9. IF THERE ARE ANY DISCREPANCIES WITH VALVE SIZES, METER SIZES, MAINLINE SIZES, WATER PRESSURE, COVERAGE, CONTROLLER SIZES, OBSTRUCTIONS, GRADE DIFFERENCES OR LAYOUT - THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT WITHIN ONE BUSINESS DAY TO DISCUSS AND ADDRESS THE ISSUE(S).
10. DEPTH OF BURY OF THE MAINLINE SHALL BE A MINIMUM OF 24". DEPTH OF BURY ON LATERAL PIPING SHALL BE A MINIMUM OF 24". THE MAIN LINE AND LATERAL LINES SHALL BE COLOR CODED TO IDENTIFY TREE/PLANT/ SHRUB LINES & SHALL BE SCHEDULE 40 PVC SOLVENT WELD PIPE WITH INTEGRAL SOLVENT WELD BELLS. CURVED TRENCHES AND BENDING OF PIPE TO AVOID FITTINGS WILL NOT BE ACCEPTED.
11. FOR METERS THAT OPERATE MORE GALLONS PER MINUTE (G.P.M.) THAN THE METER'S CAPACITY, CONTRACTOR SHALL PROGRAM THE CONTROLLER TO OPERATE VALVES TO THE MAXIMUM METER CAPACITY. A METER MAY NEED TO HAVE SEVERAL RUN TIMES TO OPERATE ALL VALVES ASSOCIATED WITH THE METER.
12. POINT OF CONNECTION: A CONNECTION TO POTABLE WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY. SEE UTILITY PLANS FOR EXACT LOCATION OF METER. VALVE BOXES AND EQUIPMENT SHALL BE SHIELDED FROM VIEW. CONTRACTOR TO VERIFY WATER PRESSURE AT WATER METER PRIOR TO START OF WORK. A BOOSTER PUMP MAY BE REQUIRED IF THE PRESSURE IS TOO LOW.
13. BACKFLOW PREVENTOR TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
14. ELECTRICAL POWER/PEDESTAL(S) LOCATIONS TO BE PROVIDED BY OTHERS. FINAL LOCATION OF CONTROLLER TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
15. ALL 24 VOLT WIRING FROM CONTROLLER TO ELECTRIC VALVES SHALL BE MINIMUM 14 GAUGE SOLID COPPER DIRECT BURIAL WIRE.
16. PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
17. MAINLINE AND LATERAL PIPING IS SCHEMATIC. LOCATE ALL MAINLINES AND EQUIPMENT OUTSIDE OF THE PUBLIC R.O.W. AND P.U.E. BUT WITHIN THE LANDSCAPE AREAS. CONTRACTOR TO ADJUST AS NECESSARY IN FIELD.
18. ALL MAINLINES, LATERAL LINES AND WIRING UNDER PAVEMENT TO BE IN SEPARATE SCHEDULE 80 PVC SLEEVES. PVC SCHEDULE SLEEVES SHALL BE A MINIMUM INSIDE DIAMETER OF 2 TIMES THE IRRIGATION LINE DIAMETER. VALVE WIRING SHALL BE WITHIN SEPARATE ADJACENT SLEEVE.
19. THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
20. PROVIDE SEPARATE VALVES FOR TREES AND SHRUBS. ALL DRIP ZONE PVC SHALL BE A MINIMUM 3/4" CLASS 200.
21. ALL PIPING IS TO BE FLUSHED FOR A PERIOD OF 10 MINUTES PRIOR TO THE INSTALLATION OF EMITTERS. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY FLUSHING OF SYSTEM DUE TO CLOGGING FOR THE DURATION OF THE LANDSCAPE MAINTENANCE PER SPECIFICATIONS.
22. MAXIMUM LENGTH OF MICROTUBING ON DRIP ZONE TO BE 5'. WITH 6" MIN. EXPOSED AT THE EMITTER END.
23. CONTRACTOR TO GUARANTEE 100% IRRIGATION COVERAGE FOR ALL LAWN AREAS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY LAWN AREAS WITHOUT FULL COVERAGE.
24. IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.



WENDY'S
SWC ELLSWORTH RD & UNIVERSITY DR
MESA, ARIZONA
COVER SHEET & NOTES

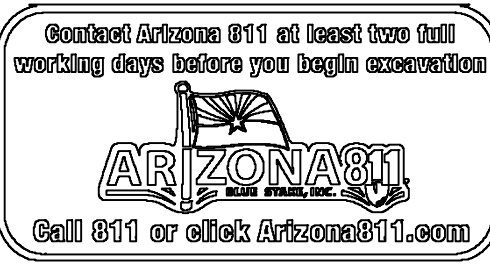
PROJECT:

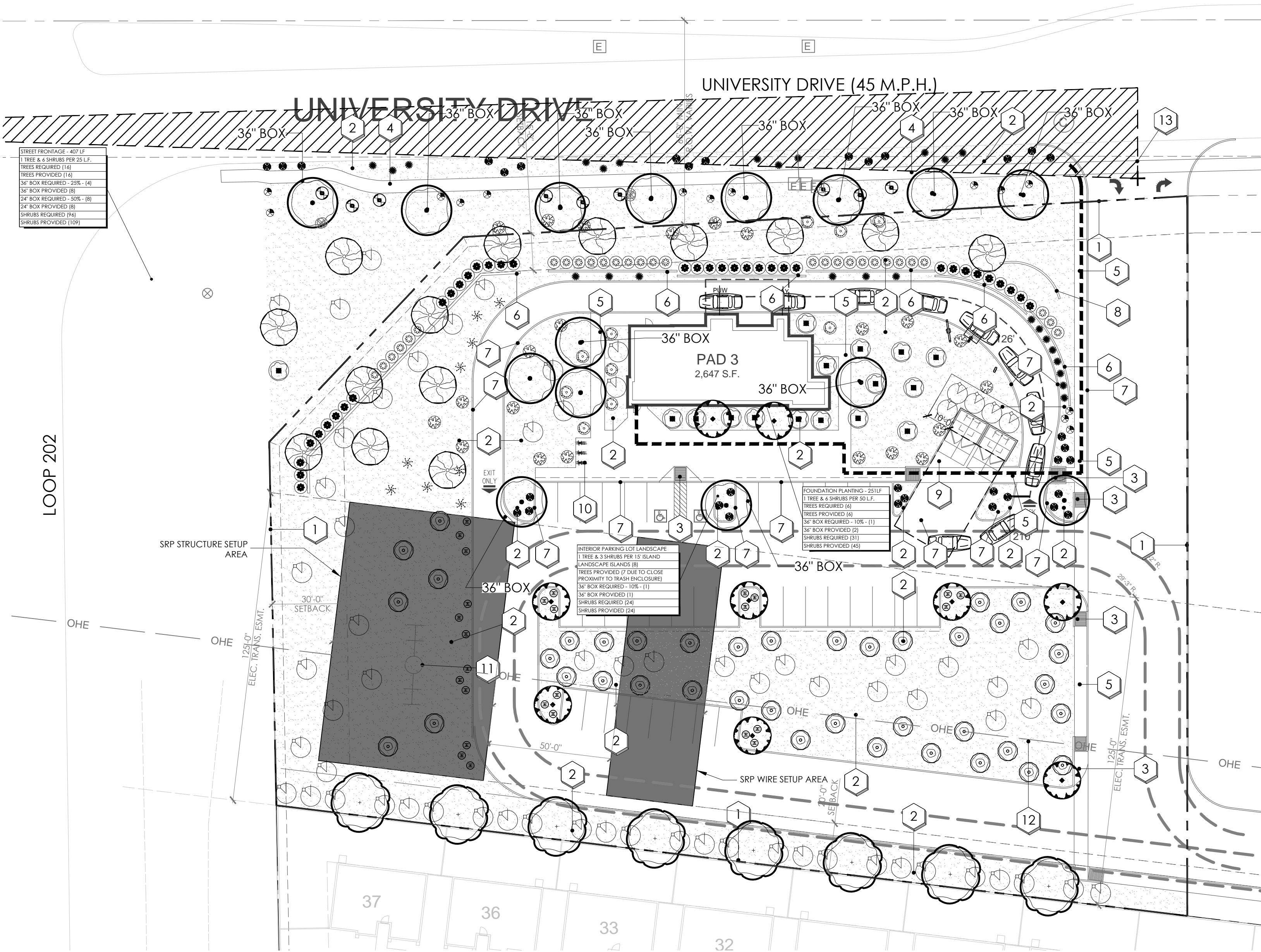
SHEET TITLE:

JOB NO: 22-017
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 04.14.2022
REVISED:

SHEET

L.01 of L.02





planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 4 EXISTING SIDEWALK.
- 5 SIDEWALK.
- 6 SCREEN WALL. SEE ARCH. PLANS.
- 7 CURB. SEE CIVIL ENG. PLANS.
- 8 ENTRY MONUMENT.
- 9 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN. TREE PLANTING SHOULD NOT TAKE PLACE WITHIN TEN (10) FEET OF THE BIN ENCLOSURE AND SHOULD BE SPACED SO AS NOT TO CREATE AN AERIAL OBSTRUCTION FOR THE BIN DUMPING AT THE FINAL FULL GROWTH DIMENSIONS.
- 10 BIKE RACKS. SEE ARCH. PLAN.
- 11 7" DIAMETER ELECTRIC TRANSMISSION TOWER
- 12 OVER HEAD ELECTRIC LINE(O.H.E.).
- 13 SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES

city of mesa vegetation credit table

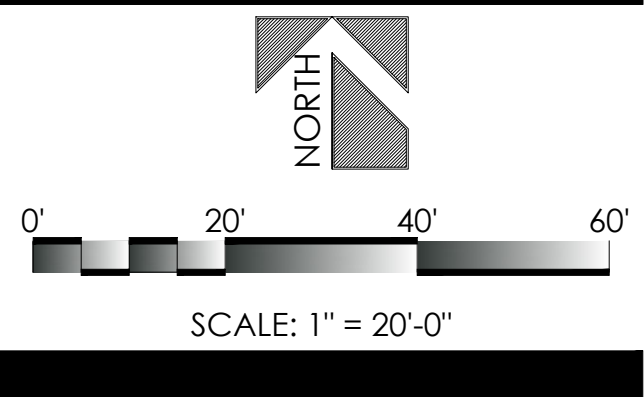
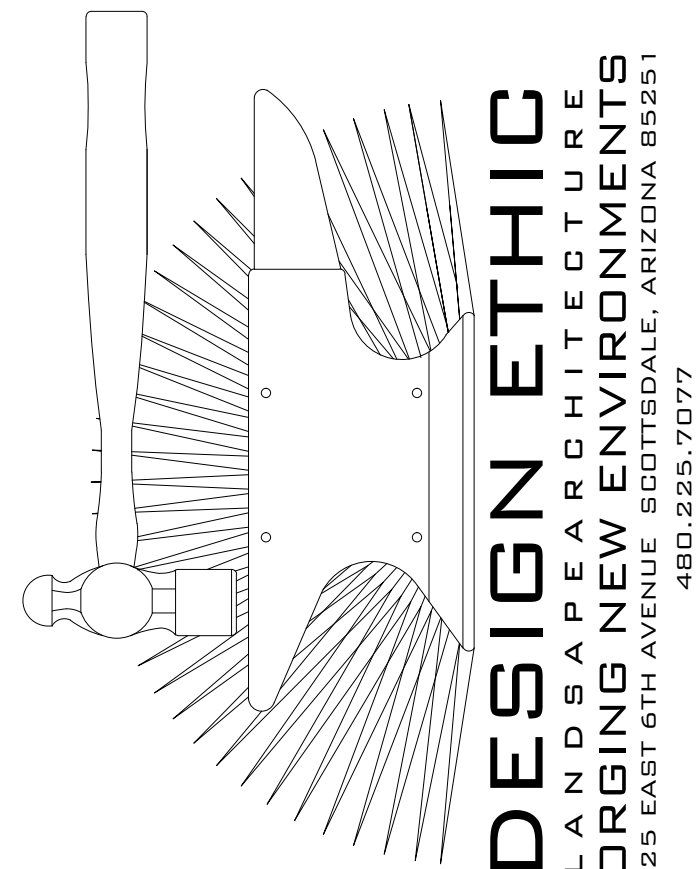
	CREDIT (S.F.)	QTY ON PLAN	TOTAL CREDIT (S.F.)
EVERGREEN TREE: (MIN. 25'-0" TALL AT MATURITY)	100	31	3,100
SHADE TREE:	50	15	750
LARGE SHRUB: (MIN. 8'-0" TALL AT MATURITY)	50	84	4,200
MEDIUM SHRUB: (4'-0" - 8'-0" TALL AT MATURITY)	25	132	3,300
EVERGREEN GROUNDCOVER:	25	124	3,100
TOTAL VEGETATION CREDIT (S.F.)			14,450
TOTAL OPEN SPACE (S.F.)			56,420
VEGETATION COVERAGE (%)			25.6

landscape data

ZONING:	RM-4
NET SITE AREA:	92,067 SF / 2.11 AC
TOTAL R.O.W.:	10,988 SF
TOTAL FRONTAGE:	407 LF
TOTAL ON-SITE LANDSCAPE:	43,926 SF
PERCENTAGE OF LANDSCAPE:	25.6%
OVERALL (PAD 1):	
TREES PROVIDED FOR ENTIRE SITE:	46
36" BOX TREES REQUIRED:	12
(25% OF TREES REQUIRED FOR ENTIRE SITE)	
36" BOX TREES PROVIDED:	12
STREET FRONTAGE 661 LINEAR FEET:	
TREES REQUIRED:	16
(1 PER 25' OF STREET FRONTAGE - 407/25= 16)	
TREES PROVIDED:	16
24" BOX TREES REQUIRED:	8
(50% OF TREES REQUIRED)	
24" BOX TREES PROVIDED:	8
36" BOX TREES REQUIRED:	4
(25% OF TREES REQUIRED)	
36" BOX TREES PROVIDED:	8
SHRUBS REQUIRED:	96
(6 PER 25' OF STREET FRONTAGE)	
SHRUBS PROVIDED:	109
FOUNDATION PLANTING 251 LINEAR FEET:	
TREES REQUIRED:	6
(1 PER 50' OF BUILDING FOUNDATION - 251/50= 6)	
TREES PROVIDED:	6
36" BOX TREES REQUIRED:	1
(10% OF TREES REQUIRED)	
36" BOX TREES PROVIDED:	2
SHRUBS REQUIRED:	31
(6 PER 50' OF BUILDING FOUNDATION)	
SHRUBS PROVIDED:	45

proposed plant legend

	botanical name common name	emitters	size	qty	comments
evergreen trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	9	6.0H., 2.0W., .75CAL. STAKE IN PLACE FROM SRP APPROVED PLANT LIST
	ACACIA SALICINA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	14	7.0H., 2.5W., 1.25CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA WILLOW ACACIA	(5 @ 1.0 GPH)	24" BOX	8	7.0H., 3.0W., 1.0CAL. STAKE IN PLACE
shade trees					
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX 36" BOX	3 12	5.0H., 3.0W., 1.0CAL. 8.0H., 5.0W., 1.75CAL. STAKE IN PLACE
large shrubs					
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	16	
	TECOMA STANS VAR. AGUSTATA ARIZONA YELLOW BELL	(1 @ 1.0 GPH)	5 GAL.	68	FROM SRP APPROVED PLANT LIST
medium shrubs					
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	29	
	BOUGAINVILLEA X BUTTIANA 'ORANGE KING' 'ORANGE KING BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	36	
	DASYLIROON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	22	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	9	
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	26	
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	10	
evergreen groundcover					
	LANTANA 'DALLAS RED' RED LANTANA	(1 @ 1.0 GPH)	5 GAL.	34	
	LANTANA MONTEVIDENSIS PURPLE TRAILING	(1 @ 1.0 GPH)	1 GAL.	27	FROM SRP APPROVED PLANT LIST
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	(1 @ 1.0 GPH)	1 GAL.	40	FROM SRP APPROVED PLANT LIST
	EREMOPHILA GLABRA 'MIGNEW GOLD'. OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	9	
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	14	
inerts					
	1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		1"-MINUS	56,420 S.F.	2" MINIMUM IN ALL PLANTERS



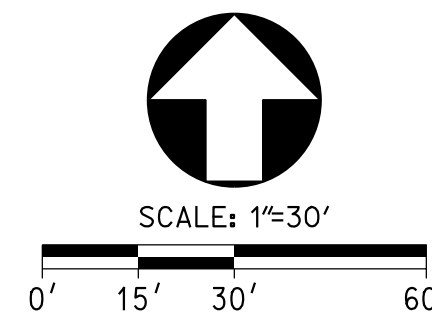
WENDY'S
SWC ELLSWORTH RD & UNIVERSITY DR
MESA, ARIZONA
LANDSCAPE PLAN

PROJECT:
JOB NO: 22-017
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 04.14.2022
REVISED:

SHEET










SUB-AREA	AREA (ACRE)	C	P (IN/HR)	VOLUME REQ. (CF)	SURFACE VOL. PROV. (CF)	U. G. PROV. (LF)	U. G. VOL. PROV. (CF)	TOTAL VOL. PROVIDED
A	2.45	0.76	2.19	14,881	16,534	0	0	16,534
B	2.08	0.50	2.19	8,269	11,310	0	0	11,310

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA




CONTACT: JUSTIN GREGONIS
PHONE: (480) 241-3604
EMAIL: JUSTIN@UPWARDARCHITECTS.COM

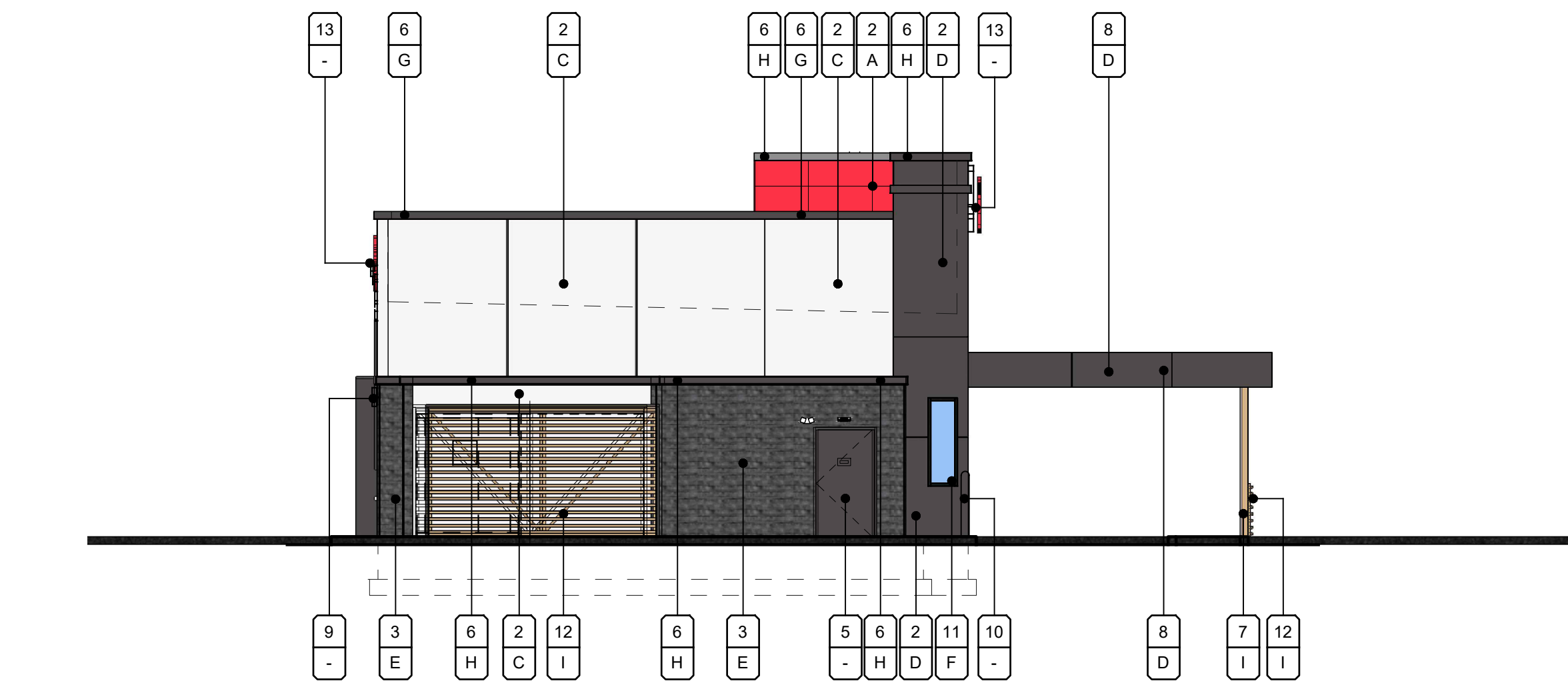
- | | |
|-------------|-----------------------------------|
| ---- | PROPERTY / BOUNDARY LINE |
| —1095— | EXISTING CONTOUR ELEVATION |
| —90— | PROPOSED CONTOUR ELEVATION |
| TC:90.90 | EXISTING TOP OF CURB ELEVATION |
| G:90.42 | EXISTING GUTTER ELEVATION |
| —90.7— | EXISTING GROUND ELEVATION |
| • P:91.34 | EXISTING PAVEMENT ELEVATION |
| • C:91.28 | EXISTING CONCRETE ELEVATION |
| —8"W—
WV | EXISTING WATER LINE, VALVE & SIZE |
| —8"S— | EXISTING SEWER LINE & SIZE |
| LPX | EXISTING LIGHT POLE |
| —T— | EXISTING BURIED TELEPHONE CONDUIT |
| ET □ | EXISTING ELECTRIC TRANSFORMER |
| —E— | EXISTING BURIED ELECTRIC CONDUIT |
| ICV+ | EXISTING IRRIGATION CONTROL VALVE |

- | | |
|--|-------------------------------------|
| <i>EB</i> = | EXISTING ELECTRIC BOX |
| <i>WM</i> = | EXISTING WATER METER |
| <i>BWV</i>  | EXISTING BACKFLOW PREVENTER VALVE |
| <i>FH</i>  | EXISTING FIRE HYDRANT |
| <i>PP</i> | EXISTING POWER POLE |
|  | PROPOSED GROUND ELEVATION |
|  | DIRECTION OF FLOW & SLOPE |
|  | GRADE BREAK |
|  | PROPOSED TOP OF CURB & GUTTER ELEV. |
|  | PROPOSED PAVEMENT ELEVATION |
|  | PROPOSED TOP OF CONC. ELEVATION |
| <i>FF</i> = | PROPOSED FINISH FLOOR ELEVATION |
| <i>PAD</i> = | PROPOSED PAD ELEVATION |
|  | PROPOSED STORM DRAIN PIPE |

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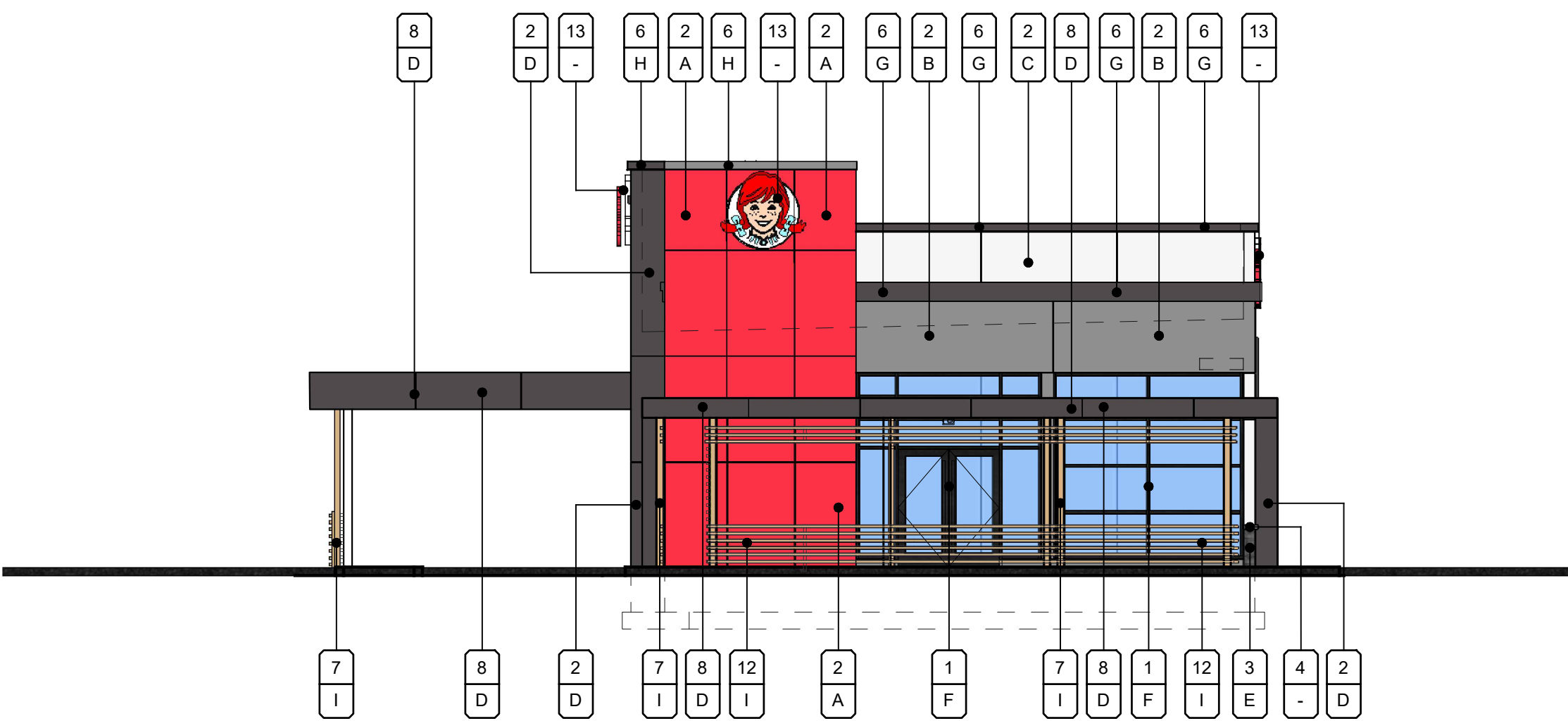
SHEET NO.
PGD01
1 of 1



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS	
1.	ANODIZED ALUMINUM STOREFRONT WITH 1" INSULATED LOW E GLAZING
2.	1" E.I.F.S. SYSTEM - PAINTED
3.	BRICK STONE VENEER
4.	PRE-CAST CONCRETE CAP - STANDARD GRAY
5.	PAINTED HOLLOW METAL DOOR
6.	METAL CAP FLASHING - PAINTED
7.	STEEL COLUMN - PAINTED
8.	STEEL CANOPY - PAINTED
9.	DECORATIVE EXTERIOR WALL MOUNTED LIGHT FIXTURE
10.	6" BOLLARD SLEEVE - YELLOW PAINT
11.	ANODIZED ALUMINUM WINDOWS SYSTEM INSULATED LOW E GLAZING
12.	REFINISHED ALUMINUM SIDING MATERIAL
13.	FLUSH-MOUNT WENDY'S SIGNAGE PROVIDED BY SIGN SUPPLIER.

MATERIAL/COLOR SCHEDULE

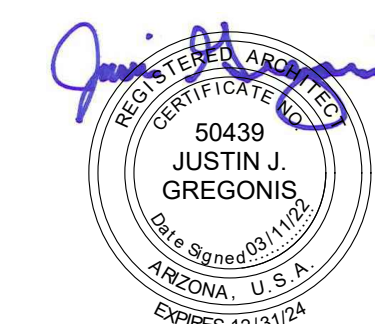
COLORS	
by Sto Corp. (or Equal):	by Oldcastle Building Envelope (or Equal):
A. #NA13-0040 'WENDY'S RED'	F. "DARK BRONZE" ANODIZED ALUMINUM
B. #NA13-0042 'LIGHT GRAY'	
by Dunn Edwards. (or Equal):	by Exceptional Metals (or Equal):
C. DEW 394 - "CASCAIDING WHITE"	G. "SILVER METALLIC"
D. DET 619 - "CELLULOID"	H. "TUNDRA"
by Coronado Stone (or Equal):	by Knotwood (or Equal):
E. PLAYA VISTA LIMESTONE - "BLACK FOREST"	I. "LIGHT OAK"
	MATERIAL #
	FINISH X

MATERIAL PERCENTAGES

NORTH ELEVATION MATERIALS S.F.		
OVERALL	1,571 S.F.	
E.I.F.S.	707 S.F.	45%
BRICK	283 S.F.	18%
METAL	405 S.F.	26%
STOREFRONT	176 S.F.	11%
-	-	-
SOUTH ELEVATION MATERIALS S.F.		
OVERALL	1,575 S.F.	
E.I.F.S.	515 S.F.	33%
BRICK	248 S.F.	16%
METAL	402 S.F.	26%
STOREFRONT	254 S.F.	16%
GRAPHICS PANEL	156 S.F.	9%
-	-	-
WEST ELEVATION MATERIALS S.F.		
OVERALL	833 S.F.	
E.I.F.S.	225 S.F.	27%
BRICK	12 S.F.	1%
METAL	410 S.F.	49%
STOREFRONT	186 S.F.	23%
-	-	-
EAST ELEVATION MATERIALS S.F.		
OVERALL	838 S.F.	
E.I.F.S.	412 S.F.	49%
BRICK	203 S.F.	24%
METAL	213 S.F.	26%
STOREFRONT	10 S.F.	1%
-	-	-



WENDY'S MESA
SWC Ellsworth Rd & University Dr
Mesa, Arizona 85207
03.11.2022
PROJECT: 21047



UPWARD
ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
602.753.5222 www.upwardarchitects.com

UNIVERSITY & ELLSWORTH COMMERCIAL

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

Rezoning, SPR, and Design Review Application
Citizen Participation Plan

Submitted: March 14, 2022

I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting to rezone the subject property for the development of new two-lot commercial/retail development. The subject site is approximately 4.3 acres of vacant land located at the southwest corner of University Drive and Ellsworth Road (the "Property") as shown on the attached Aerial Map.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

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

III. Contact List

Parties affected by the applications may include properties owners within 500-feet 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. To provide additional outreach, the Applicant has decided to expand the notification to 1,000 feet. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the rezone application will be notified of the application through an informational mailing to be sent in late March. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments. The letter will also invite neighbors to attend a future neighbor meeting to discuss the proposal.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

V. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings (virtual or otherwise) will

be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

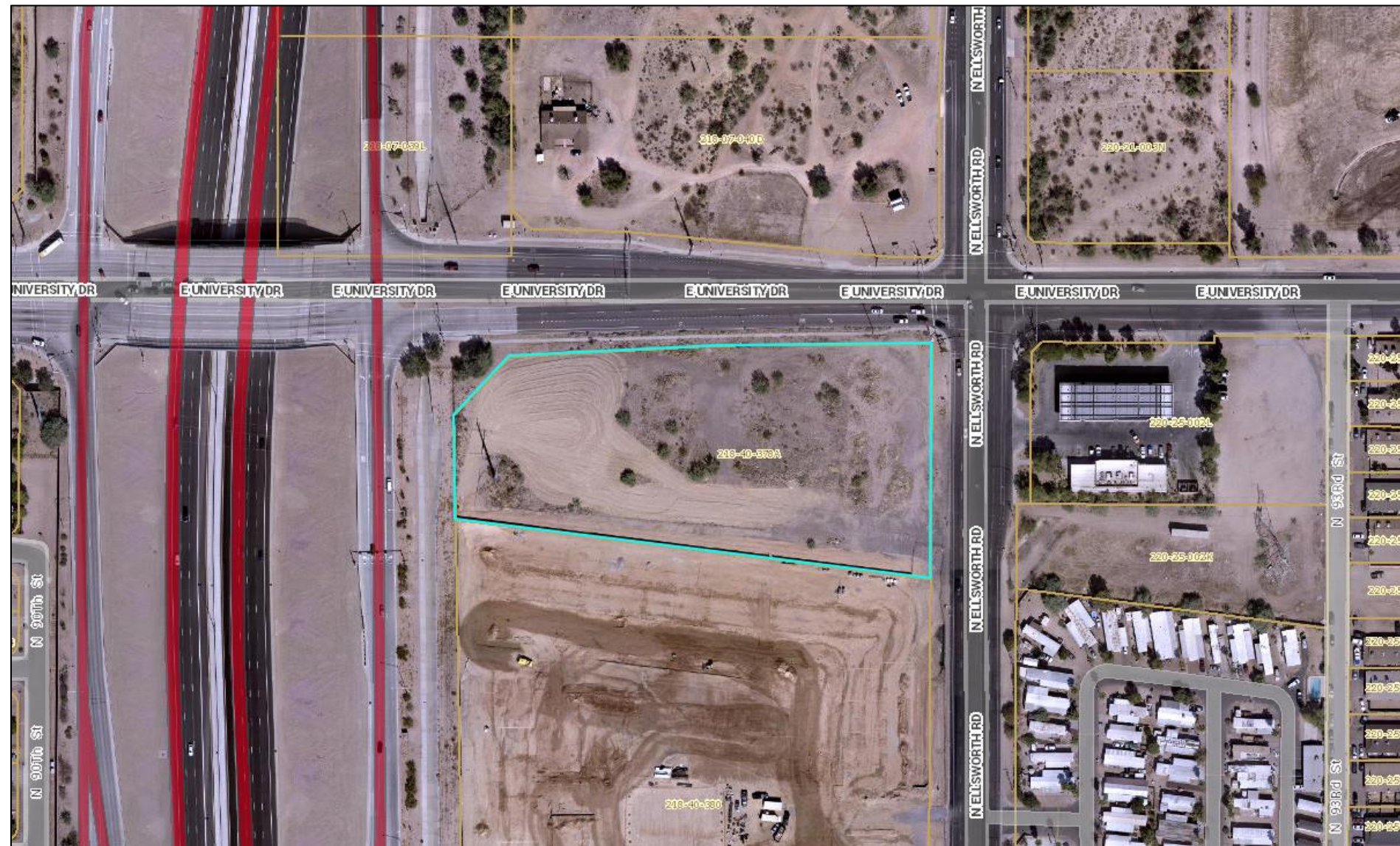
VII. Inquiries

Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VIII. Schedule for Implementation

- | | |
|------------------------------------|-----------------|
| 1. Submittal | March 14, 2022 |
| 2. Notification Letter | Late March 2022 |
| 3. Virtual open house | April 2022 |
| 4. Planning & Zoning notifications | May/June |
| 5. Planning & Zoning Board hearing | May/June |
| 6. City Council hearing | June/July |

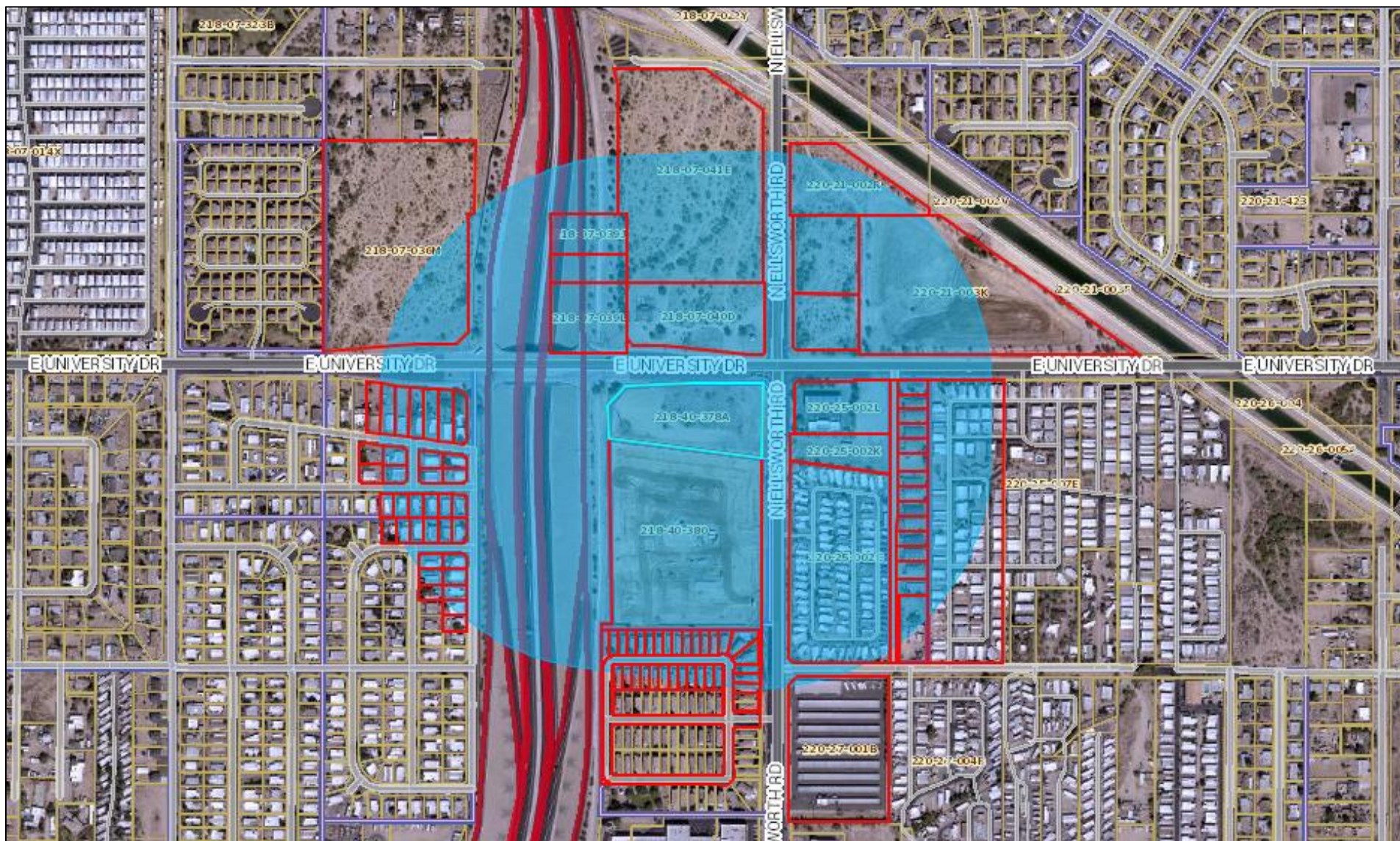
Aerial Map



SWC University Drive & Ellsworth Road – Mesa, AZ



Mailing Map



SWC University Drive & Ellsworth Road – Mesa, AZ



Owner	Address	City	State	ZIP
AKA GROUP LLC	104 E 1ST AVE	MESA	AZ	85210
APACHE MANOR COMMUNITY ASSOCIATION	4135 S POWER RD STE 122	MESA	AZ	85212
APACHE MANOR COMMUNITY ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209
ARIZONA DEPT OF TRANSPORTATION	205 S 17TH AVE STE 612E	PHOENIX	AZ	85007-3212
BELDEN GARY KING	8931 E BUTTE ST	MESA	AZ	85207
BERG NICHOLAS R	8841 E DALLAS ST	MESA	AZ	85207
BOISE STREET INVESTMENTS	9053 E HOBART ST	MESA	AZ	85207
BRYANT JOSHUA M	8938 E BILLINGS ST	MESA	AZ	85207
CACTUS MHP LLC	49 S W FLAGER AVE	STUART	FL	34994
CAMP RICHARD D/JODIE L	9131 E BOISE ST	MESA	AZ	85207
CAP COMMUNITIES SS LLC	16255 VENTURA BLVD SUITE 1200	ENCINO	CA	91436
CAPITAL HILL INVESTMENTS LLC	8914 E BILLINGS ST	MESA	AZ	85207
CAREGA RAFAEL	2227 N 89TH PL	MESA	AZ	85037
CARRIERI PIERINA	9123 E BOISE ST	MESA	AZ	85207
CASTILLO BORIS R HERNANDEZ	8944 E BILLINGS ST	MESA	AZ	85207
CENTRAL SELF STORAGE INVESTORS VIII LTD PTSHP	1148 ALPINE	WALNUT CREEK	CA	94596
CHB ENTERPRISES LLC	2606 N HALL CIR	MESA	AZ	85203
CHIENG TSU CUN SAU/TISU LAY	9154 E BOISE ST	MESA	AZ	85207
CHURCH BRYAN P/RANA H TR	493 WILLIAMS ST	FOLSOM	CA	95360
COCHRAN ROBERTA A	8920 E BILLINGS ST	MESA	AZ	85207
CRAWFORD BRIAN JAMES	7714 E EMILTA AVE	MESA	AZ	85208
CURTIS LESLIE WHITE 2021	8015 SHANTUNG DR	SANTEE	CA	92071
DACANAY ALEJANDRO A	9127 E BOISE ST	MESA	AZ	85207
DAWSON JOHN/ASHLEY	9118 E BOISE ST	MESA	AZ	85207
DIAZ CAROLYN	8932 E BALTIMORE ST	MESA	AZ	85207
DUNMIRE ELIZABETH ANN/STEVEN CHARLES	9130 E BOISE ST	MESA	AZ	85207
ERICKSON TODD L/THOMAS C	8915 E BILLINGS ST	MESA	AZ	85207
ESTES EVELYN B/EDWARD J	315 N 89TH ST	MESA	AZ	85207
FALLEN JEFFERY S	8938 E BALTIMORE ST	MESA	AZ	85207
FENG YAO/HUANG JIANYING	9115 BOISE ST	MESA	AZ	85207
FLORES ORLANDO ALEXIS	316 N 90TH ST	MESA	AZ	85207
FREEMAN JEFFREY J	PO BOX 4785	APACHE JUNCTION	AZ	85178
FRIENDSHIP MANOR HOMECARE LLC	PO BOX 13172	TEMPE	AZ	85284
GARCIA PEDRO GARCIA	2207 W MAIN ST	MESA	AZ	85201
GOBLET PAULA KAYE	9106 E BOISE ST	MESA	AZ	85207
GODOY DAMIAN/LAUNI	21462 S 222ND ST	QUEEN CREEK	AZ	85142
GOULDING-REED CHARLENE	8654 E DULCIANA AVE	MESA	AZ	85208

GUERRERO-BRISENO CLAUDIA/GUERRERO	231 N 86TH PL	MESA	AZ	85207
GUTIERREZ	9110 E BOISE ST	MESA	AZ	85207
HEREDIA GUADALUPE	9134 E BOISE ST	MESA	AZ	85207
HEYE MATTHEW WILLIAM/ALICIA MAE	9143 E BOISE ST	MESA	AZ	85207
IBARRA MARIA C/OCHOA GONZALO	228 N 90TH ST	MESA	AZ	85207
ISOLA MESA LLC	13555 SE 36TH ST STE 320	BELLEVUE	WA	98006
JAMES MICHAEL ALLEN	1405 S NELLIS BLVD STE 1100	LAS VEGAS	NV	89104
JAZIRI SWANLI TAN /MONCEF	5125 ELLSWORTH ST	SAN DIEGO	CA	92110
JONES BEVERLY A/WALLES RHONDA	235 N 89TH PL	MESA	AZ	85207
JONES CHERYL A	145 N SIERRA HEIGHTS	MESA	AZ	85207
JOY BENJAMIN A	9138 E BOISE ST	MESA	AZ	85207
JUHL BRIAN	8937 E BUTTE ST	MESA	AZ	85207
KIZZAR STETSON	331 N 93RD ST	MESA	AZ	85207
KNIGHT SHERRI	316 N 89TH PL	MESA	AZ	85207
KRUPP MICHAL D/SAMANTHA J	8932 E BILLINGS ST	MESA	AZ	85207
KUBES RANDY J	241 N 89TH PL	MESA	AZ	85207
LOCKE WILLIAM B/MICHELE	8943 E BUTTE ST	MESA	AZ	85207
MANN MELISSA S	9139 E BOISE ST	MESA	AZ	85207
MARICOPA COUNTY DEPT OF TRANSPORTATION	2901 W DURANGO ST	PHOENIX	AZ	85009
MARS PROPERTIES HOLDINGS LLC	140 RIVERSIDE BLVD APT 924	NEW YORK	NY	10069
MARTINEZ JESUS A	9102 E BOISE ST	MESA	AZ	85207
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MILLER RYAN J	43416 N SHANE AVE	QUEEN CREEK	AZ	85140
MONTER JESUS/HERNANDEZ ERENDIRA	534 W PRINCETON AVE	GILBERT	AZ	85233
MOORE DEBRA A/LEO R JR	8908 E COOPER VALLEY LN	SUN LAKES	AZ	85248
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	85206-6747
PRICE JOHN LEE/KEITH RYAN/NEIL JAMES	6502 N 81ST PL	SCOTTSDALE	AZ	85250
QUIKTRIP CORPORATION	PO BOX 3475	TULSA	OK	74101-3475
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	85207-8218
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	1751 N CERISE CIR	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

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.

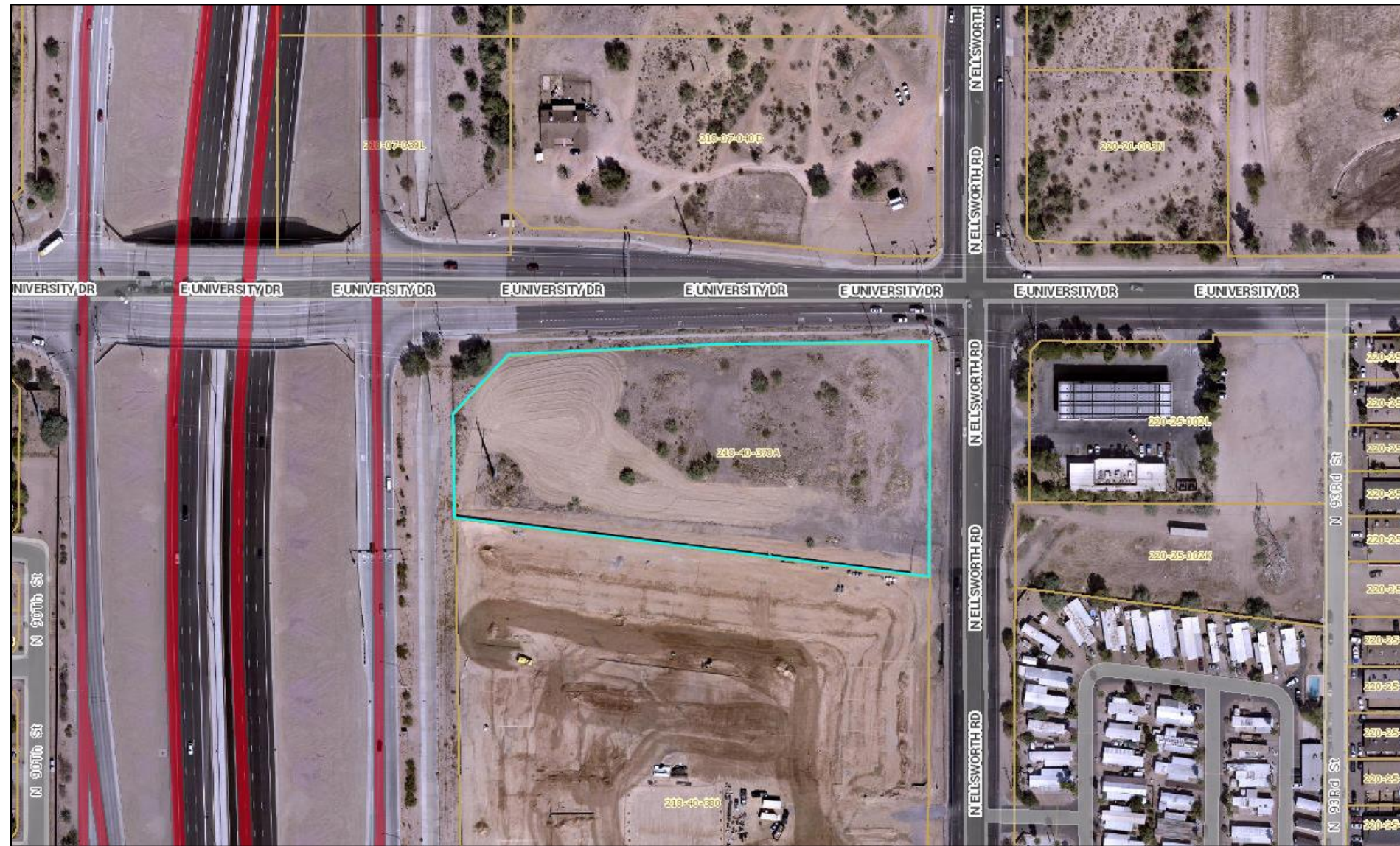
Sincerely,

WITHEY MORRIS P.L.C.

By 
Benjamin L. Tate

Enclosures

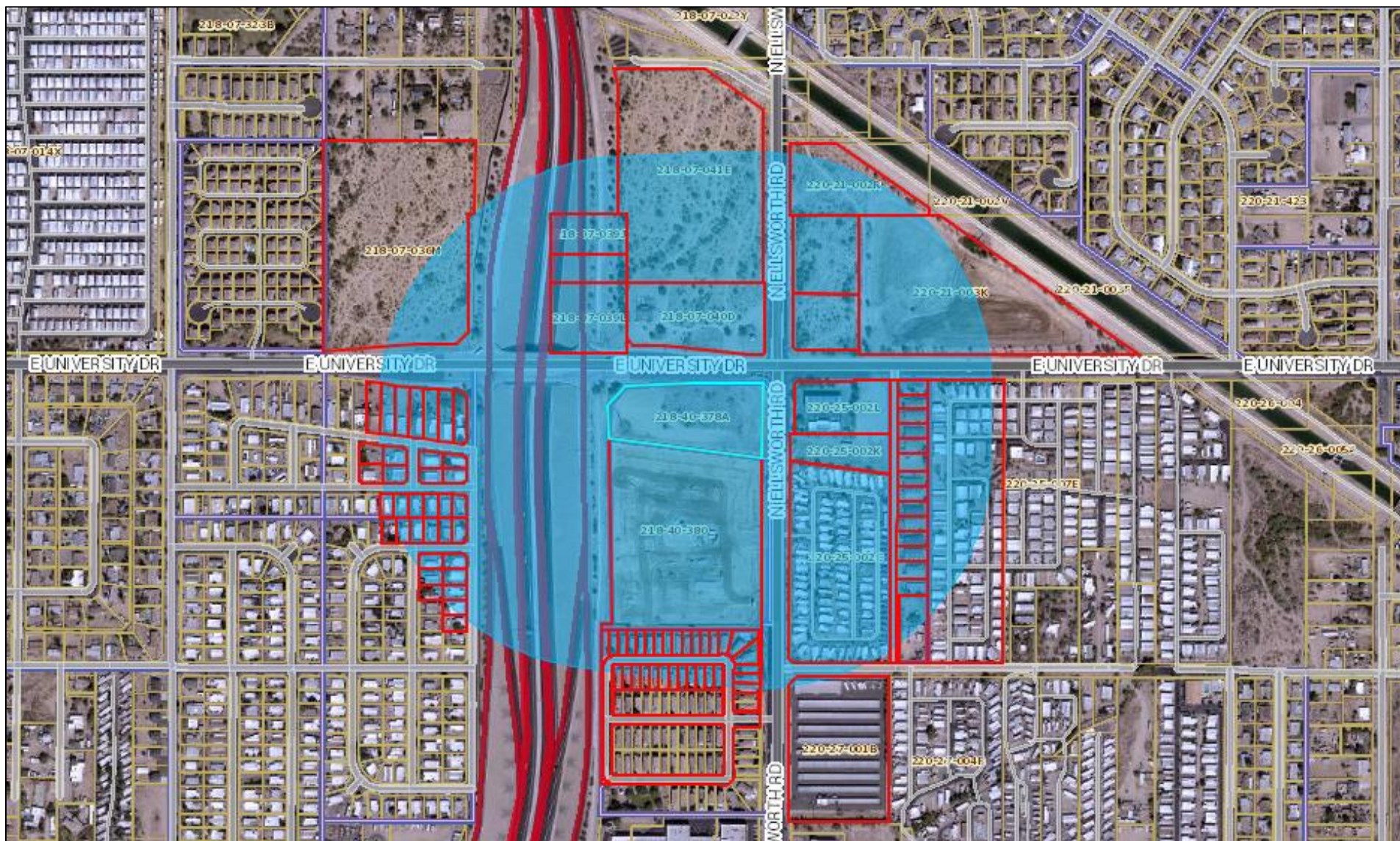
Aerial Map



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-BRIENO
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

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