



Site Plan Review Project Description

Date: March 23, 2016
To: City of Mesa, Arizona
Re: Taco Bell, N of NEC Southern/Stapley, Mesa, AZ
1232 E. Southern Ave., Mesa, AZ 85204

Overview

This proposed Taco Bell project includes a new Taco Bell building on an existing vacant parcel of land facing Stapley Dr. that will be split-off from an existing larger parcel of land. The new Taco Bell restaurant includes a drive-thru lane, adequate parking, and landscaping per the City of Mesa requirements.

This project is located North of the Northeast corner of Southern Ave./Stapley Dr. in Mesa, AZ. The Assessor Parcel Number (APN) for this project is 139-05-004k and the existing Zoning is LC Limited Commercial. No zoning changes are planned or required for this project.

Pre-Submittal Conference

A Pre-Submittal Conference was held with the City of Mesa Planning and Engineering staff, on Monday, February 22, 2016, at 10:30 AM, in the Sagebrush Conference Room on the 2nd Floor of the City of Mesa Municipal Building, 55 N. Center St., Mesa, AZ 85201.

Typical Business Operation

Taco Bell operates as a quick-service restaurant that includes indoor dining and drive-thru service along with supporting kitchen, storage, and restroom areas. As a drive-thru restaurant, the proposed Taco Bell is a use that is typically found in LC Limited Commercial zoned areas in the City of Mesa. In addition, the existing land parcels on all four sides of the proposed Taco Bell are all zoned LC Limited Commercial.

Hours of Operation

Taco Bell Hours of Operation will be 7 AM to Midnight Sunday thru Thursday and 7 AM to 2 AM Friday and Saturday. This will not be a 24 hour operation.

Parking and Access

The proposed Taco Bell site is large enough to contain the required city of Mesa, and Taco Bell standard, parking requirements, and includes the trash enclosure and surface retention area. The existing Panda Express has allowed for a future connection to this parcel, and the Site Plan has provided for a connection to the existing drive stub. In addition, there will be a new curb cut

driveway access off Stapley Rd. and a drive/parking aisle will be placed across the front of the Taco Bell site to connect the existing driveway to the north with the Panda Express to the south. Access to the remaining vacant parcel to the east will be through the existing drive to the north of Taco Bell and the new drive through the south side of the Taco Bell site.

Dedications and Site Reductions

The City of Mesa has planned for Stapley Rd. to be expanded in the near future. Taco bell will be dedicating approx. 45 feet of street frontage to allow for this (depth varies). The proposed future street design has been shown on the Taco Bell site plan. In addition, the remaining vacant parcel to the east will have a 25' wide "frontage" that is trimmed from the north portion of the proposed Taco Bell site. This "frontage" is wide enough for the existing 15 foot wide ingress easement, a future five foot sidewalk connection, and allow for signage at the street.

Proposed Architecture

The proposed Taco Bell building architecture will consist of various shades of painted stucco/EIFS and include a cultured stone corner pop-up with a decorative slat wall on three sides over the Dining Room windows. The building parapet height will vary and step down from west (Dining Room side) to east (service side). A drive-thru pick-up window cover, over the drive-thru lane, has been added at the request of Mesa Planning staff at the Pre-Submittal Conference. The drive-thru cover uses the lower slat wall valance element to tie it into the building architecture.

Stipulation Modification

Site Plan Review case 82-1 (SPR82-1) was created when the medical building to the north of the Taco Bell was planned, and was approved with stipulations. SPR82-1 approval stipulation 4 states "a subdivision plat be filed before parcelization takes place". Since the 1982 approval, the medical building was split from the overall 1982 parcel, constructed, and later added onto, and two retail buildings were built along Southern Ave., all without the plat process occurring. We are requesting that SPR82-1, Stipulation 4, be deleted as part of this application.

Development Timing

Since this is an existing vacant parcel of land, with existing utilities in the area, Taco Bell development will begin shortly after Design Review/Site Plan approvals, and Building Permit Plan Review has been completed. Taco Bell proposes to be in operation by the end of 2016.

We believe that this project is consistent with the nature of the area and believe that this development will be a positive amenity to the residents of the surrounding area.

Sincerely,
JD Berryman
Looker & Cappello Architects, Inc.