



PLANNING DIVISION
55 N. CENTER STREET
MESA, ARIZONA 85201
480-644-2385

PROJECT NARRATIVE

POPEYES LOUISIANA KITCHEN
5329 S POWER ROAD
MESA, AZ 85212

ID Studio 4 in conjunction with Z and H Foods, Inc. is designing a new facility for Popeye Louisiana Kitchen on the east side of S Power road south of E Ray Road. The scope of work intended for a new free standing restaurant with drive thru. Parking and drive aisle necessary for operation are to be included with scope. This site is currently a primitive site, which in the deed agreement the developer (seller) will be responsible for all site improvements such as, main entry drive, sidewalks, and temporary connection to the adjacent Goodwill parking lot.

The 50,677 sf parcel has been zoned C-2. Estimated square footage of the building is 2,844 sf located in the center of the parcel. Glazing is directed toward the main access street for maximum curb appeal. Pedestrian access from the street to the main entrance is also included.

Main access to the site is off of S Power road. Parking and traffic flow for the drive thru is contained to the site. Plenty of open space is included within the parking area for landscaping. The drive thru is located around back of the building for optimal traffic flow without hindering the design aesthetic.

The new restaurant is intended to compliment the surrounding landscape and existing buildings by using a soft desert pallet and stone that coordinates with the design of the existing businesses in the complex. All faces of the building are aesthetically designed to be appealing from all directions without hindering the building function. Architectural elements complement the nature of the building services while providing visual breaks to the overall façade.

Please see the attached documents which further explain the design intent. Should you have any question in regards to the proposed design, please do not hesitate to contact us.

Thank you,

Alex Ramon

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