



STEWART + REINDERSMA ARCHITECTURE, PLLC.

Andy's Frozen Custard Drive-Thru Restaurant
Request for DIP

Date: January 23, 2017

Prepared For: City of Mesa
Attn: Wahid Alam
55 N Center St.
Mesa, AZ 85211

Location: Andy's Frozen Custard
1353 E McKellips Rd
Mesa, AZ 85203
APN: 136-32-253

Project Reference:

Project Approval: January 5, 2017

Planning & Zoning # PLN2016-00677 & DRB# DR16-035.

- A. The proposed development is with the general Plan, Specific Area Plans and the permitted uses as specified in the Ordinance; *and has already received Site Plan approval.*
- B. The incentives provide only for development that is commensurate with existing development within the definitional boundary of the infill property; *and has already received Site Plan approval.*
- C. The incentives are necessary to accommodate the proposed development; *and the betterment of the project.*
- D. The architectural elements, construction and landscape material and other site improvements of the proposed development meet the intent of the provisions of the Design Guidelines Chapter of this Ordinance. *We are removing the requirement of the 6-ft. high green wall and replacing it with a landscaped buffer and material for screening as well as a series of 40" high site screen walls (See site plan for location)*
- E. The incentives authorized by permit will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods; *and has already received Site Plan approval.*

Should you have any questions regarding this project please feel free to contact us.

Sincerely,
Stewart + Reindersma Architecture, pllc

Sake Reindersma, AIA
Sr. Partner