



June 29, 2017

City of Mesa
Planning & Development Department
55 N. Center St.
Mesa, AZ

Re: **Project Narrative**
Site plan / Design Review Application
Winco parcel pad building
1235 S. Power Rd.
Mesa, AZ 85206

The property owner proposes to create and develop a 1.33-acre parcel within the existing Winco parcel with a future 6,500 sf building with drive-thru lane serving retail and small restaurant uses. The area of the new parcel is currently developed as landscaped parking with storm water retention areas. The site is equipped with existing wet and dry utility services.

The building exterior has been designed to blend in with the surrounding shopping neighborhood context and will reflect modern materials and colors to include prefinished metal panels and painted stucco. Pedestrian walkways and suite entrances on the east side will be covered and accented with a series of painted metal canopies.

The site scope includes improvements to modify the existing parking, landscaping, site lighting and new 12' drive-thru lane and hardscape along the building perimeter. The site has been designed to minimize impact to the existing storm water retention areas on the north and west sides of the property. The building will be connected to the existing accessible route walk which extends to the north.

Tenant signage will be proposed under a separate application.

We appreciate your review and consideration of this application and thank you for your assistance. If you have questions or further comments, please contact me at 480-459-6385 or at andrew@merchantdesigngroup.com.

Regards,

Merchant Design Group

Andrew Merchant, Architect
Principal