

Updated August 7, 2018

City of Mesa
11555 W Civic Center Drive
Mesa, Arizona 85653

**RE: Project Narrative
Proposed Burger King
6758 E. University Drive, Mesa, AZ
APN# 141-62-012C
PRS18-00184**

We are submitting this request on behalf of KRAF, Inc., for a combined Site Plan Review and Design Review Board Review.

INTRODUCTION & PURPOSE OF THE REQUESTS:

KRAF is proposing a 2,931 square foot drive-thru restaurant on a 0.92-acre site, with interior dining accommodating approximately 70 persons, to be built on the site of a former fuel center at the northwest corner of Power Road and University Drive. The drive-thru facility is to provide stacking for approximately 8 vehicles. Overall parking provided for the new development is proposed to be approximately 33 spaces of which there are 2 ADA parking spaces. Required parking is 30 spaces.

EXISTING & PROPOSED DEVELOPMENT:

The site is currently occupied by a closed fuel center and convenience store with a canopy. (Underground storage tanks have been removed and a site assessment made to the satisfaction of the Arizona Department of Environmental Quality.) Demolition of the existing building, canopy and concrete will be completed after approval.

The parcel is currently zoned LC, and the use of a fast-food restaurant with a drive-thru fits within the approved uses for this zoning.

The new restaurant will provide interior seating only, and the restaurant will be connected via walkways to the existing public sidewalk on the adjacent streets. The existing perimeter wall on the corner will be removed and a new landscape wall will be erected that will visually enhance the street frontage make access to the site more inviting. New and enhanced landscaping will beautify the corner. New landscaping that is provided and will comply with ordinance requirements. Signage will be submitted as a separate submittal as required. Lighting will be shielded from traffic and adjacent properties.

ADJACENT LAND USE – CONTEXT:

The parcel is bound by University Drive to the south and Power Road to the east. Onsite and adjacent land use designations, zoning, and existing uses are as follows:

	GP Land Use Descriptions	Zoning
North	Retail & Restaurant	LC
East	Across Power Road – BLM Property and Offices	
South	Across University Drive – Title Max	C-2
West	Retail Shops	LC

ARCHITECTURAL CONSIDERATIONS:

Mesa has established design principles to ensure the goal of enhancing the built and natural environments while mitigating project impacts of adjacent development.

It is the intent of KRAF to provide complementary building aesthetics to the surrounding area. The proposed restaurant and canopy are designed to provide a familiarity for the customer, while still allowing some site-specific flexibility. The façade includes brick and wood veneers, as well as paint colors that will accent the surrounding buildings at the intersection while still providing style and color themes important to Mesa design and Burger King, including color and texture considerations that remain consistent with zoning code intent.

Lighting will be provided through existing perimeter pole lights as well as sconce light attached to the new building. A light band is attached and will provide accent lighting that will not cause light pollution to any adjacent parcels or streets. Cut sheets of the lighting are attached as a part of the DRB submittal.

This project is being developed within a formerly developed parcel. Exterior sidewalks (adjacent to Power and University) a majority of the landscaping and planters, and the entry drives to Power and University, will remain intact and unchanged. No known topography concerns or natural features exist that would hinder this site use. Grading changes and resultant impacts on surrounding areas will be minimal.

The building has been shifted out of the 25' setback, moving the footprint slightly west. Foundation planters have now been included, screen walls along the right-of-way are now 40", and the canopy over the pick-up window has been extended as requested. Minor changes have also been made to the landscaping and parking as requested.

CONDITIONAL USE CONSIDERATIONS:

This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Lighting will be directed away from surrounding areas and meet code requirements.

No unusual traffic volumes or characteristics are anticipated. The site provides easy access and circulation for traffic off the main road and within the development.

Please let me know if I can be of any assistance or if you have any question about the subject.

Sincerely,

Eric J. Gerster

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