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September 4, 2018

Re: **Project Name: Black Rock Coffee Bar**  
**Project Address: NWC Gilbert Rd & Southern Ave.**

This application is for a proposed 1,905 SF coffee bar with a drive-thru and a small outdoor patio within the existing shopping center zoned GC-General Commercial at the northwest corner of Gilbert Road and Southern Avenue. The project would be developed on a new parcel which was recently re-platted. The proposed coffee bar would be placed in an area of the existing parking lot close to Southern Ave that is currently striped parking and would be placed such that it would be north of the incoming main drive off of Gilbert Rd. and would align with existing parking field to minimize amount of disruption to the existing center. The drive-thru component has a 161' total length stacking lane for customers. The overall site has an approved parking analysis which provides parking justification.