



August 30, 2018

Bill Jeorling
Archicon Architecture & Interiors
5055 E. Washington Street, Suite 200
Phoenix, Arizona 85034



EXPIRES 2019-09-30

RE: Shared Parking Study for the proposed Lin's Grande Buffet, SEC of Ellsworth Road and Southern Road – Mesa, Arizona

Dear Mr. Jeorling:

CivTech is pleased to present you with this parking study for the site of the Lin's Grande Buffet in the City of Mesa. This parking study determines an appropriate number of parking spaces to serve patrons of the restaurant. The restaurant is proposed to be 10,250 square feet (SF). The characteristics of the restaurant will be evaluated and the parking needs specified.

The restaurant is located on the southeast corner of Southern Road and Ellsworth Road in the City of Mesa on an unused parcel adjacent to an existing Lowe's. The adjacent Lowe's is approximately 176,786 gross SF and provides 598 parking spaces. The Lowe's has more parking spaces than they require (471 parking spaces), although there is no shared parking agreement.

PROPOSED DEVELOPMENT

The Lin's Grande Buffet proposes 10,250 SF of restaurant located on the southeast corner of Southern Road and Ellsworth Road in the City of Mesa. One hundred thirteen (113) parking spaces are proposed on the restaurant parcel. The site plan provides a visual of the proposed restaurant and surrounding shopping center as **Attachment A**.

PARKING REQUIREMENTS

Parking requirements are specified in *City of Mesa Zoning Ordinance, "Chapter 32 On-Site Parking, Loading, and Circulation", 11-32-3: Parking Space Requirement*. The proposed SF Lin's Grande Buffet would be categorized under the independent commercial building and uses as eating and drinking establishments (no drive through window). The zoning ordinance requires 1 parking space for every 75 SF of indoor floor area and 1 space per 200 square feet of outdoor patio. The restaurant consists of approximately 5,340 SF of dining area and 4,910 SF of kitchen/service area and no patio which results in a requirement of 137 parking spaces.

PROPOSED PARKING

After discussion with the City of Mesa, the developer modified the building and parking layout to maximize parking efficiency, increasing the number of parking spaces to the current amount, 113. Though 113 parking spaces is still a deficit of 24 parking spaces compared to 137 parking spaces, the buffet could be expected to have reduced parking demand for a number of reasons.

The requirement of 1 space per 75 feet is does not specify the type of restaurant. The proposed restaurant is a buffet that large portions of the building is used for pass-through areas and food

serving locations. Common fast food restaurants whose food serving areas may only consist of a drink and utensil stand have the same parking ratio of 1 space per 75 square feet. This suggests that a buffet whose building area provides a larger proportion of pass-through areas could reasonably provide parking at a lower ratio.

When viewing the dining area (5,340 SF) separate from kitchen/service areas (4,910 SF), the parking ratio of the zoning ordinance indicates 71.2 parking spaces are needed for the dining area and 65.5 parking spaces are needed for kitchen/service areas. The restaurant does not intend to have 65 staff members on-site but perhaps up to half that (32) at peak dining times. If the restaurant is to have this reduction in parking needs, the parking spaces proposed would be exceeded by 8 parking spaces.

To further emphasize that the proposed restaurant is not likely to need 1 parking space per 75 feet of kitchen/service area, the occupancy of the kitchen as specified on the site plan is only 16 persons. Note that the kitchen/service area consists of nearly half of the building area (48%).

Due to the reasons, the developer anticipated the parking needs of the restaurant to be less than the application of the ratio for restaurants as specified by the zoning ordinance. **Table 1** summarizes the requirements per the City of Mesa parking ratios and the parking to be provided by the proposed restaurant.

Table 1: Parking for Lin's Grand Buffet

Land Use	SF	Zoning Ordinance		Proposed Spaces	Difference
		Ratio	Spaces		
Dining	5,340	1 space per 75 SF	71.2	113	24 fewer
Kitchen/Service	4,910	1 space per 75 SF	65.5		
		Total	137		

CONCLUSIONS

From the above, the following can be concluded:

- The zoning ordinance requires 137 parking spaces for Lin's Grande Buffet.
- After discussion with the City of Mesa, the developer modified the building and parking layout to maximize parking efficiency, increasing the number of parking spaces to the current amount, 113.
- Though 113 parking spaces is still a deficit of 24 parking spaces compared to 137 parking spaces, the buffet could be expected to have reduced parking demand for a number of reasons.
 - If the parking ratio of 1 space per 75 square feet is adequate for a fast food restaurant, the building area of which provides a larger proportion of pass-through areas, could reasonably provide parking at a lower ratio.
 - The restaurant plans to have much less staff than is suggested by applying the parking ratio to the kitchen/service area.
 - The occupancy of the kitchen/service area, which is nearly half of the building area (48%) is only 16 persons.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this statement.

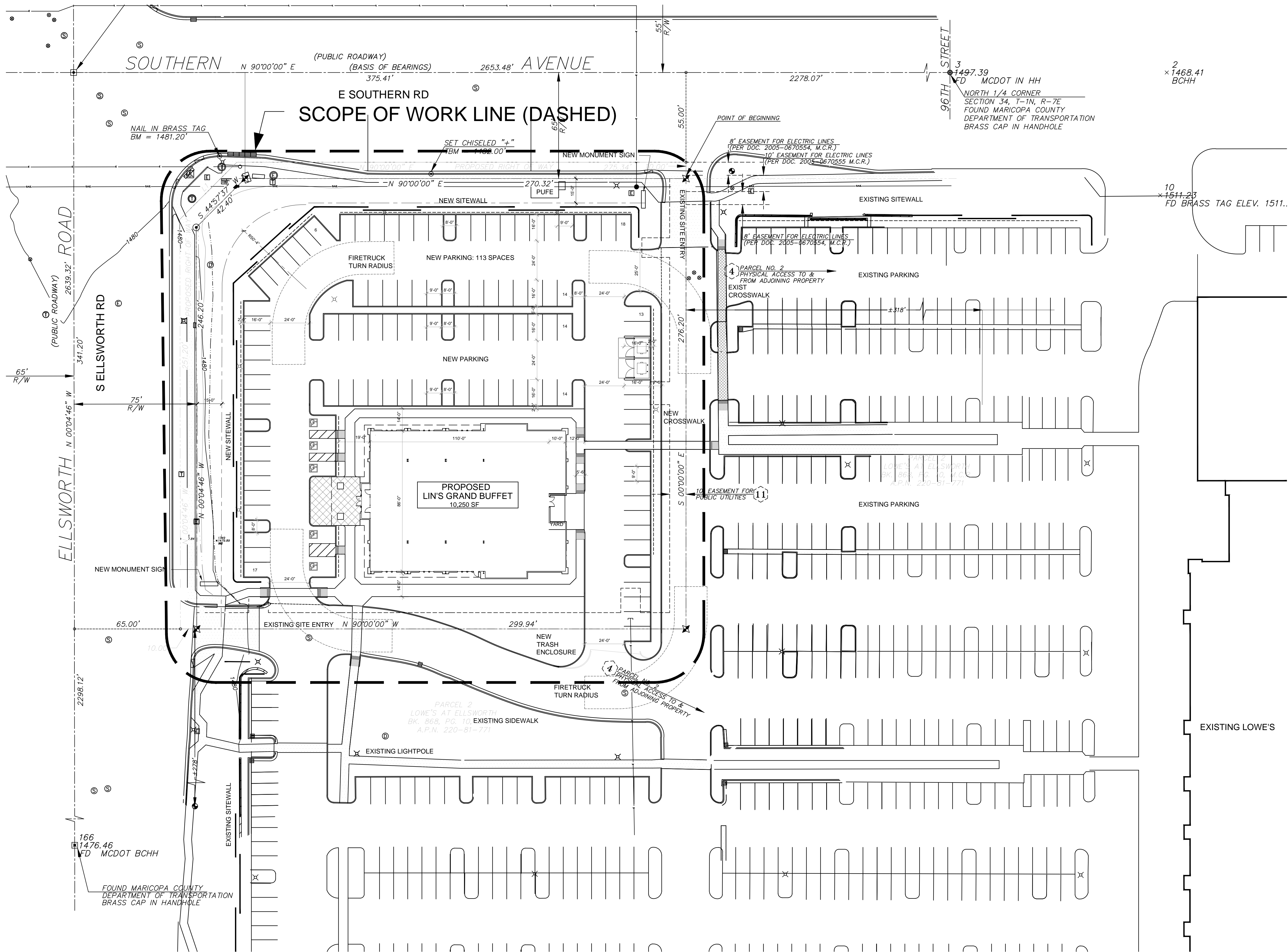
Sincerely,



Douglas Ostler, P.E.
Traffic Engineer

Attachment (1):

Site Plan



1 SITE PLAN

THE PROJECT CONSISTS OF A NEW GROUND UP LIN'S GRAND BUFFET RESTAURANT OF APPROXIMATELY 10,000 SF TO BE LOCATED AT THE SEC OF ELLSWORTH AND SOUTHERN AVE IN MESA, ARIZONA. THE DESIGN WILL INCLUDE THE EXTERIOR AND THE INTERIOR RESTAURANT WITH KITCHEN.

2 PROJECT NARRATIVE

ARCHITECT:
ARCHICON, ARCHITECTURE & INTERIORS, L.C.
5055 E WASHINGTON STREET, SUITE 200
PHOENIX, ARIZONA 85034
PH: 602-222-4266
ATTN: TIM RASNAKE
EMAIL: timr@archicon.com

OWNER/DEVELOPER:
LIN'S GRAND BUFFET
7406 WEST McDOWELL RD.
PHOENIX, ARIZONA 85035
PH: 215-688-22390
ATTN: FRANK LAM
EMAIL: flam76@gmail.com

3 PROJECT TEAM

SITE AREA: 1.893 ACRE (82,445 SF)
ZONING: COMMERCIAL

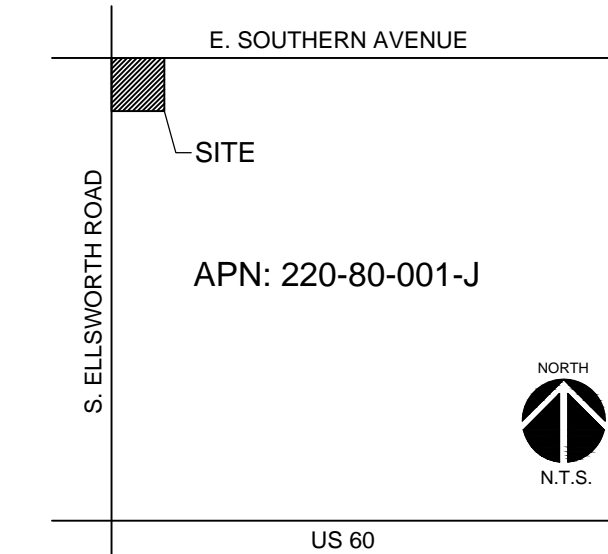
BUILDING AREA: 10,250 SF
BUILDING HEIGHT: 30'-0"

OCCUPANCY LOAD:
DINING: 5340 / 15 = 356
KITCHEN/SERVICE: 4910 / 300 = 16

GROUP A-2 RESTAURANT

CONSTRUCTION TYPE:
V-B FULLY SPRINKLERED

4 PROJECT DATA



5 VICINITY MAP

TOTAL PARKING
BUILDING = 10,250 SF
10,250 / 75 = 136 PARKING STALLS

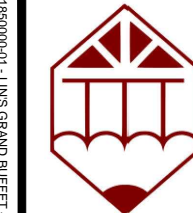
PARKING PER FUNCTION
SEATING AREA = 5,340 SF
5,340 / 75 = 71 PARKING STALLS
SERVICE AREA = 4,910 SF
4,910 / 75 = 65 PARKING STALLS

ADA PARKING STALLS (SECTION 4-2-1)
101 - 150 = 5 ADA PARKING STALLS

PARKING PROVIDED ON SITE = 113 STALLS
PARKING REQUIRED ON SITE = 136 STALLS

6 PARKING DATA

7 CITY APPROVAL



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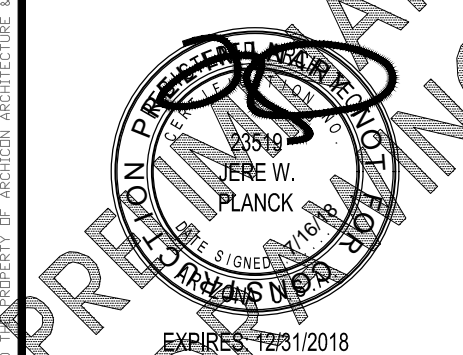
LIN'S GRAND BUFFET
MESA, ARIZONA

PROJECT NUMBER: 1850000-01
PROJECT MANAGER: WGJ
DRAWN BY: ARCHICON
CHECKED BY: JWP

No.	Revision	Date
-	-	-
-	-	-
-	-	-
-	-	-

SHEET DESCRIPTION

SITE PLAN



SHEET NO.

PDP1

ISSUE DATE: JULY 27, 2018