



**Project Description & Capability Statement
for
A Shell Building for LFLP Greenfield, LLC**

Date: November 26, 2018

Re.: A New Shell Building for LFLP Greenfield, LLC
4418 E. University Drive
Mesa, AZ 85205
APN: 140-15-282

Owner: LFLP Greenfield, LLC
8710 N. Thornydale Rd., Suite 120
Tucson, AZ 85742
Contact: Jason Wong, CCIM, LEED-AP, CDP, CRX
p. 520-408-2300

Project Description:

This project is located at 4418 E. University Drive in Mesa, east of the northeast corner of Greenfield Road and University Drive in the existing Greenfield Plaza. This project is Lot 4 and is currently vacant. All parking is shared per the Greenfield Plaza CCR's.

The proposed project is a 3,103 Sq. Ft. shell building for future tenants of 1,801 Sq. Ft. and 1,269 Sq. Ft. The 1,801 Sq. Ft. tenant space is for a future drive thru restaurant. The 1,269 Sq. Ft. tenant space is an unknown tenant and currently parked for general office, retail & services. The site will include outdoor patio seating and a drive thru lane for the larger tenant.

The architecture of the building complements the existing Greenfield Plaza utilizing similar materials and colors. The building entries will be highlighted with metal roofing and fascia of a copper color, to match the existing Greenfield Plaza. The masonry will be a painted masonry, complementary to the colors found within the Plaza architecture. Stucco is also found within the existing plaza and our building will match. We are also utilizing a ceramic tile that looks like wood grain to provide additional architectural texture and interest.

Additional foundation landscaping will be added around the base of the new building and in the revised parking lot islands. The existing parking area adjacent to the new building will be revised to include new H/C parking. A new trash enclosure for refuse has been added just east of the parcel within the shared parking area. All landscaping within the ROW is existing, mature and maintained. The driveway accesses to the site are all existing and will remain. Additional lights will be added to maintain a safe operating area around the building and

within the drive thru lane. The new pole mounted lights will match the existing lights found within the plaza.

The buildings architecture is enhanced at the drive thru to address any staff concerns of the drive thru along the street frontage. The drive thru window is screened and covered to provide additional shade. There is a new sidewalk from the new entries to the existing sidewalk at University Drive to allow safe pedestrian traffic to enter the new site. Wrapping the drive thru lane around the building allows for the required 140-foot drive thru stacking distance to eliminate back up of traffic into the shared parking areas.

According to the current CCR's for the Greenfield Plaza, adopted in 1985, the allowed gross floor area for Lot 4 is 4,030 Sq. Ft. The shared parking totals 455 parking stalls. This new facility requires 23 parking stalls. The existing parking accommodates those additional 23 parking stalls.

Compatibility Statement

This project is located on a very small pad site within the Greenfield Plaza. This pad has been undeveloped for over 20 years. The main plaza buildings were developed in 1986, with the pads remaining vacant until future development. There is a total of 3 pads, with only 1 other pad developed to date.

This is a small pad at 110 feet x 94.50 feet. The current ROW is 55', however there is a future ROW of 65'. This additional 10-foot reduction in the already small site, will render this Lot nearly undevelopable. We are requesting that the front setback be measured from the current ROW of 55', instead of the future ROW.

We are also requesting a variance for the location of the monument sign. We are requesting that the final location of the new monument sign be located within the future right of way width.

The proposed use of the parcel is an allowed use by right per the LC zoning regulations and is also consistent with the General Plan designation. The incentives this DIP allows will allow for a site that has sat vacant for many years, to be developed with an appropriate use for the site and compatible with the Plaza uses and architecture. All other architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the provisions of the development standards within the zoning ordinance. This project is required to be reviewed by the City of Mesa Design Review Board and Zoning Board for site plan review.