



December 20, 2018

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

**RE: Project Narrative
Proposed Burger King
9063 E. Pecos Road, Mesa
SWC of Ellsworth & Pecos Roads, Mesa, AZ
APN# 304-62-784A
PRS18-00794**

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 3,430 square-foot drive-thru restaurant on a 1.068-acre site, with interior dining accommodating approximately 70 persons, to be built as new construction on a future building pad (Lot 3,) which will be part of a larger commercial center at the southwest corner of Ellsworth Road and Pecos Road in Mesa, AZ. The restaurant’s wrap-around drive-thru will provide stacking for approximately 8 vehicles. Overall parking provided for the new development is proposed to be approximately 35 spaces of which there are 2 ADA parking spaces. Required parking is also 35 spaces.

Application is being made for Site Plan approval for the project, as well as Design Review Board approval for the design of the restaurant and landscaping.

EXISTING & PROPOSED DEVELOPMENT:

The site is currently a large parcel of vacant agricultural land of approximately 71.72 acres that lies between Pecos Road and Germann Road, and whose eastern boundary is along Ellsworth Road. The site for this Burger King represents a small portion (Lot 3) of the entire project, and the larger project’s final plat and improvement plans for Ellsworth Road are currently under review.

The parcel is currently zoned LI (Light Industrial), and a fast-food restaurant with a drive-thru is a permitted use for this zoning.

The site is located within the Logistics and Commerce District of the Gateway Strategic Development Plan. This type of convenient and fast-service restaurant will be ideal to serve workers who will be working and living in this area in the future. The project site is also adjacent to nearby industrial zoning and this will serve to shorten commutes and give workers the ability to choose alternatives to motorized vehicle transportation.

The new restaurant will provide interior seating only, and the restaurant will be connected via walkways to new public sidewalks that will be built as part of the street improvements on Ellsworth and Pecos Roads. Landscaping and accent walls along the frontage will visually enhance the streetscape and make access to the site more inviting. The new landscaping that is provided and will comply with ordinance requirements. Signage will be submitted as a separate submittal and will be incorporated into an overall signage plan for the whole commercial center. Street lights will also be part of a lighting master-plan and will be shielded from traffic and adjacent properties.

ORDINANCE CONSIDERATIONS:

Mesa Ordinance 11-31-18 requires that the visual impact of drive-thru lanes be minimized. For this site, the drive-thru is perpendicular to adjacent the roadway (Ellsworth Road) so that auto-queuing will not be visible from either the roadway or the onsite access easement. The raised, landscaped median immediately adjacent to the drive-thru lane has been replaced with a painted median in order to facilitate a new Burger King service that will require that drivers be able to leave the line and enter the by-pass lane when they are given their order by a Burger King employee. (The idea is that small and simple orders will be carried out to waiting customers so that they will not have to wait for those queued in front of them.)

There is a 5’ landscaped median adjacent to the by-pass lane that will block the views of the line from adjacent parcels, and a wide landscaped foundation base has been provided as required.

Because the improvement plans for Ellsworth Road are currently under review by Mesa, specific questions regarding the Ellsworth median break, the common drive at the rear of the site, the pedestrian-path network connecting the parcels, and common-area wall design and details will require additional input from the master developer when the review is completed.

ADJACENT LAND USE – CONTEXT:

The parcel is bound by Germann Road to the south, Pecos Road to the north and Ellsworth Road to the east. Onsite and adjacent land use designations, zoning, and existing uses are as follows:

	GP Land Use Descriptions	Zoning
North	Across Pecos – Vacant Agricultural	LI
Northeast	Across Pecos & Ellsworth – Vacant Agricultural	LI
East	Across Ellsworth – Vacant Agricultural	LI
Southeast	Across Germann & Ellsworth – Residential Plat	R1-5
South	Across Germann	R1-43
West	Built and Unbuilt Industrial	LI

ARCHITECTURAL CONSIDERATIONS:

Mesa has established design principles to ensure the goal of enhancing 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 properties and buildings. 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, and paint colors that will accent the future surrounding buildings, while still providing style and color themes acceptable to Mesa and Burger King, including color and texture considerations that remain consistent with zoning code intent.

Lighting will be provided through new perimeter pole lights as well as sconce lights attached to the 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.

No known topography concerns or natural features exist that would hinder this site use. Grading changes and impacts on surrounding areas caused by this new development will be minimal.

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,

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