



Proposed Chick-fil-A Drive-Thru Restaurant

1320 W Southern Ave., Mesa, AZ 85202

Project Narrative

January 30, 2023

Thank you for considering this proposal for a new, drive-thru only Chick-fil-A restaurant located at 1320 W Southern Ave.

This application is being submitted by 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 1.47 acres of commercial property (APN: 134-28-866). The property is zoned Limited Commercial (LC) and resides in the Fiesta Village Shopping Center. The site is currently undeveloped land. The proposed building will be new construction of a 2,656-sf drive-thru only restaurant.

The proposed building will be a three-lane drive-thru which merges into two lanes. There are 48 proposed outdoor seats with no interior seating. There will be adequate drive-thru stacking as well as parking on site (32 total). The project will also include two canopy structures and a trash enclosure. The proposed hours of operation for the new restaurant are from 6:30am to 10:00pm on Monday through Saturday and closed on Sundays.

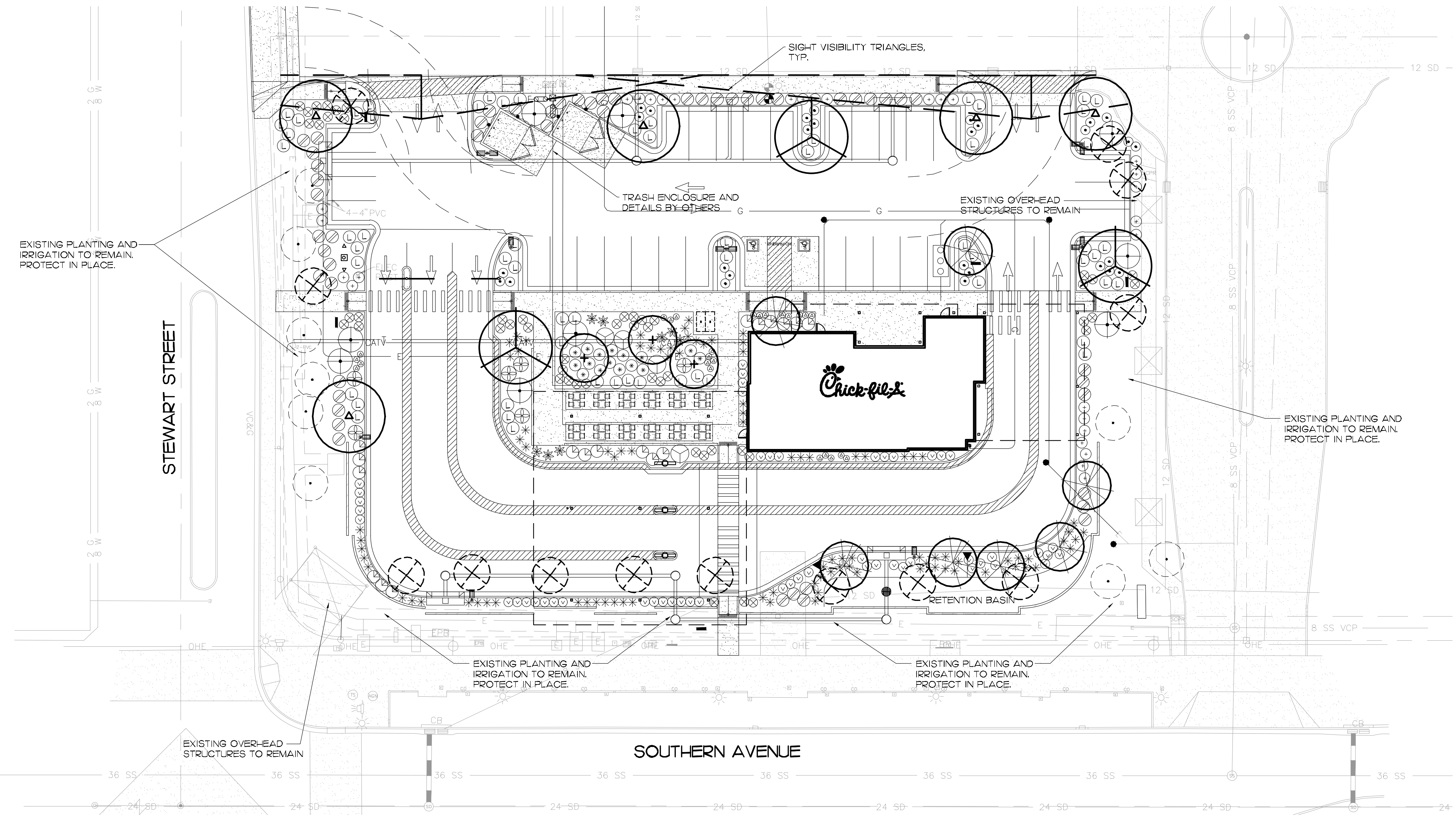
We incorporated low-water use, desert planting throughout the site. Landscaping was used to screen the less-desirable places such as the utilities. At the trash enclosure, we kept trees to remain and added vines to screen. Large trees in the parking lot were used to create shade where we were able.

We are requesting alternative compliance on MZO Section 11-6-3.B.5, "no more than 50% of the total façade may be covered with one single material" based on MZO Section 11-6-3.B.7.b.iv – The proposed alternative is aesthetically more complementary to the site and better fits into the context area since our design matches the surrounding businesses.

We believe this new Chick-fil-A restaurant will be an asset to the City of Mesa and will be well received by the surrounding community. Thank you for your review.

PLANTING NOTES

- A. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
- B. ALL TREES SHALL HAVE A MINIMUM 1 1/2" CALIPER AT A POINT 6 INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS"
- C. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR.
- D. SEE PLANTING DETAILS FOR PLANTING AND STAKING REQUIREMENTS.
- E. SITE UTILITIES AND OTHER OBJECTS SHALL BE SCREENED FROM VIEW WITH LANDSCAPE WHEREVER POSSIBLE.
- F. FINISH GRADE TO BE 2" BELOW CURB OR WALK FOR GROUND COVER AREAS.
- G. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- H. ALL TREES WITHIN 7' OF HARDSCAPE ELEMENTS, SUCH AS CURBS, WALLS, BUILDINGS OR WALKS, SHALL BE PROVIDED WITH DEEP ROOT BARRIER CONTROL DEVICES OR APPROVED EQUAL.
- I. ALL DRIVEWAYS, ALLEYS AND STREET INTERSECTIONS TO HAVE SIGHT VISIBILITY CLEARANCE BETWEEN 24' TO 8'-0" CLEAR.
- J. ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO CITY OF MESA LANDSCAPE STANDARDS.
- K. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN ALL LANDSCAPING FOR 90 DAYS POST FINAL INSPECTION.
- L. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. CONTACT STORE MANAGER FOR ONE YEAR SERVICE CONTRACT. CONTRACTOR TO WALK LANDSCAPE AND IRRIGATION W/STORE MANAGER TO ENSURE EVERYTHING IS IN WORKING ORDER AND THAT THE PLANTS ARE HEALTHY AND IS READY TO BE TAKEN OVER BY ANOTHER MAINTENANCE COMPANY IF APPLICABLE.
- M. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- N. ALL SHRUB AREAS TO BE TOP DRESSED WITH 1/2" SCREENED DECOMPOSED GRANITE AT 2" MINIMUM THICKNESS - PROVIDE PRE-EMERGENT HERBICIDE AFTER GRANITE HAS BEEN LAID. GOLD/TAN COLOR. LOCALLY QUARRIED.



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
+	ACACIA WILLIARDIANA	PALO BLANCO	24" BOX 1.75-2.5" CALIPER	3	MULTI-TRUNK 20' O.C. MINIMUM 10'-12" H X 5'-7" W
△	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX 2-1/2" CALIPER MINIMUM *	6	HIGH BRANCHING 20' O.C. MINIMUM 12" H X 6'-8" W
○	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX 1.75-2.5" CALIPER	7	STANDARDS 20' O.C. MINIMUM 10'-12" H X 5'-7" W
○	RHUS LANCEA	AFRICAN SUMAC	36" BOX 2-1/2" CALIPER MINIMUM *	3	STANDARDS 20' O.C. MINIMUM
○	EXISTING TREE TO REMAIN	SEE LEGEND	--	9	PROTECT IN PLACE
○	EXISTING TREE TO BE REMOVED	SEE LEGEND	--	13	REMOVE FROM SITE

*PER ANA STANDARDS

SHRUBS

⊕	AGAVE 'BLUE FLAME'	BLUE FLAME CENTURY PLANT	5 GAL	6	AS SHOWN
*	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	8	AS SHOWN
⊗	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL	25	AS SHOWN
⊕	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	15 GAL	9	AS SHOWN
⊗	CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	51	3'-0" O.C.
⊕	ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS	5 GAL	16	AS SHOWN
⊕	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL	4	AS SHOWN
⊕	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	31	AS SHOWN
⊕	LANTANA MONTEVIDENSIS 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	64	3'-0" O.C.
⊕	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD TEXAS SAGE	5 GAL	61	4'-0" O.C.
*	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	96	3'-0" O.C.
⊕	PENNISETUM SETACEUM 'PURPUREUM'	PURPLE FOUNTAIN GRASS	5 GAL	44	3'-0" O.C.
⊕	RUELLIA BRITTONIANA 'KATIE'	DWARF KATIE RUELLIA	5 GAL	18	4'-0" O.C.
⊕	SALVIA GREGGII	AUTUMN SAGE	5 GAL	52	3'-0" O.C.

VINES

—	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	4	AS SHOWN STAKE TO WALL
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GROUND COVER

No SYMBOL	DECOMPOSED GRANITE ALL PLANTING AREAS	'DESERT VISTA BROWN'	SELECT	18,115 SF	3/4" SCREENED, 3" DEPTH EXACT COLOR TO MATCH CENTER
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NOTE:
ALL PLANT QUANTITIES ARE FOR CITY PURPOSES ONLY.
CONTRACTOR SHALL VERIFY ALL TOTALS FOR BID PURPOSES.

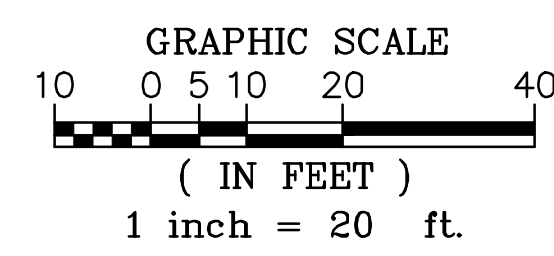
LANDSCAPE CALCULATIONS

SHRUB AND GROUND COVER AREA:	18,115 SF.
TURF AREA:	0 SF.
TOTAL LANDSCAPE AREA:	18,115 SF.

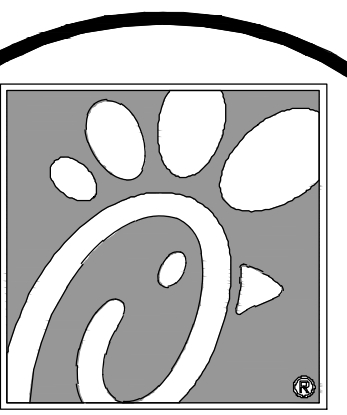
NOTES: SIGHT VISIBILITY TRIANGLES

2111.4 SVTS SHALL BE CLEAR OF FENCES, WALLS, SI-RUBBERY, TREES AND ANY OTHER OBSTRUCTIONS TO VISION BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET (2.5) AND EIGHT FEET (8) ABOVE THE SIDEWALK OR TO FOURTEEN FEET (14) ABOVE THE ROADWAY. HOWEVER, TREES MAY BE CONSIDERED WITHIN SVTS AS LONG AS THEY ARE A SINGLE TRUNK VARIETY WITH A DIAMETER OF NO MORE THAN TWELVE INCHES (12) AT FULL GROWTH. THEIR CANOPIES ARE PLANTED AND MAINTAINED AT EIGHT FEET (8) ABOVE THE SIDEWALK OR FOURTEEN FEET (14) ABOVE THE ROADWAY, AND THEY ARE NOT SPACED IN A MANNER THAT CREATES A PICKET FENCE EFFECT, AS DETERMINED BY THE TRANSPORTATION DEPARTMENT. ANY TREES THAT ARE TO BE LOCATED WITHIN SVTS MUST BE REVIEWED AND APPROVED BY THE TRANSPORTATION DEPARTMENT. FIELD CHANGES MAY BE REQUIRED FOR THE ACCEPTANCE OF A LANDSCAPING PERMIT IF IT IS FOUND THAT THE SVT IS ADVERSELY IMPACTED BY NEW LANDSCAPING.

PRELIMINARY PLANTING PLAN
1" = 20'-0"



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal



02-06-23



hourian associates, inc.
landscape architecture + design
san clemente | santa barbara, california
o. 949-489-5623 f. 858-810-0355

STORE
1320 W. SOUTHERN AVENUE

MESA, AZ 85202

SHEET TITLE
PRELIMINARY
PLANTING PLAN

VERSION:
ISSUE DATE:

Job No. : 22-014

Store : 05202

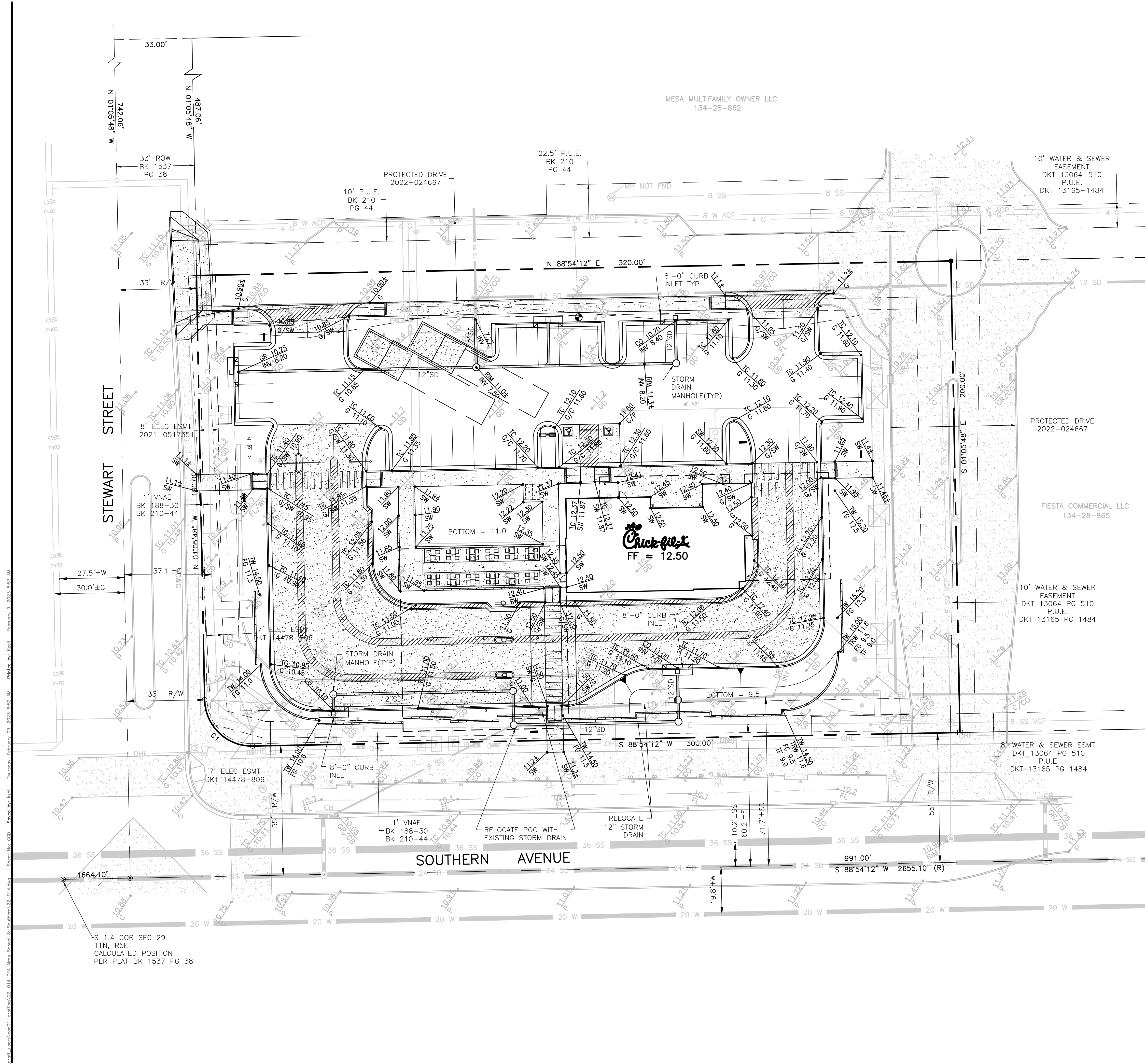
Date : 02/06/23

Drawn By : RA/BG

Checked By : BG

Sheet

L.I.O.



OWNER

CHICK-FIL-A
 15365 ALTON PKWY, STE. 350
 IRVINE, CA 92618
 TELEPHONE: 404-305-4520
 ATTN: KEITH GILBERT
 E-MAIL: keith.gilbert@chick-fil-a.com

CIVIL ENGINEER

ZELL COMPANY, L.L.C.
 3400 N DYSART ROAD, #130
 AVONDALE, ARIZONA 85392
 TELEPHONE: 623-547-2500
 ATTN: KEN ZELL, P.E.
 E-MAIL: kzell@zell-co.com

PARCEL AREA

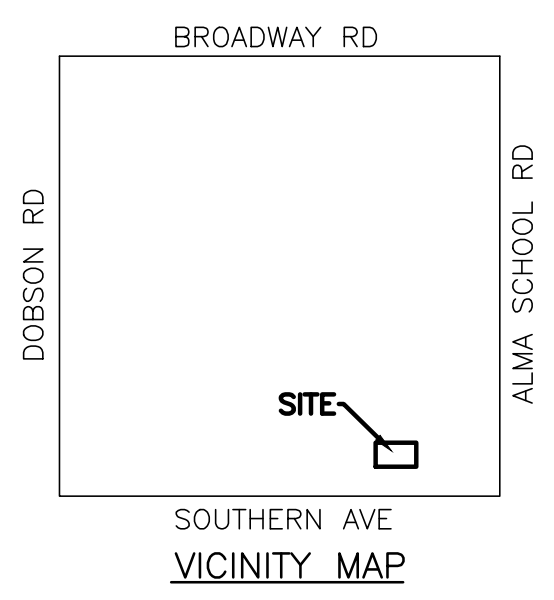
63,914 SF
 1.467 ACRES

DISTURBED AREA

63,914 SF
 1.467 ACRES

APN

134-28-866



DRAINAGE STATEMENT

THIS PROJECT IS PART OF THE OVERALL FIESTA VILLAGE. IT IS LOT 5 OF FIESTA VILLAGE REPLAT AS RECORDED IN BOOK 1537 OF MAPS, PAGE 38, MCR. DRAINAGE FROM THE LOT WAS GRANDFATHERED TO DISCHARGE INTO THE SOUTHERN AVENUE STORM DRAIN SYSTEM. THEREFORE, NO STORMWATER FACILITIES ARE PROPOSED FOR THE PROJECT. THE ON-SITE RUNOFF IS DIRECTED TO A SERIES OF CURB INLETS, CATCH BASINS AND DRAINAGE OPENINGS. LANDSCAPED AREAS ARE DEPRESSED FOR NUISANCE WATER DRAINAGE WHERE SHOWN. THE EXISTING 12" STORM DRAIN ALONG SOUTHERN AVENUE RECENTLY INSTALLED AS PART OF THE FIESTA VILLAGE STREETScape PLANS IS BEING MODIFIED AS SHOWN TO REMOVE CONFLICTS WITH THE PROPOSED COLUMNS FOR THE ORDER POINT MENU CANOPY. THE HISTORIC OUTFALL POINT FOR THE OVERALL STORM DRAIN SYSTEM IS NOT BEING ALTERED.



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

Seal



3400 N. Dysart Road
 Suite 130
 Avondale, Arizona 85392
 Phone: 623-547-2500
 Fax: 623-947-2501

ARIZONA PROFESSIONAL ENGINEERS
 License No. 24449
 KENNETH W. ZELL
 CIVIL ENGINEER
 ARIZONA, U.S.A.
 Expires 12/31/2025

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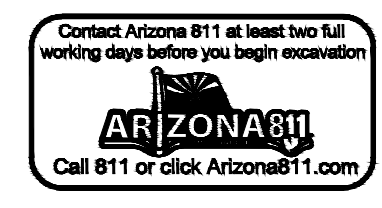
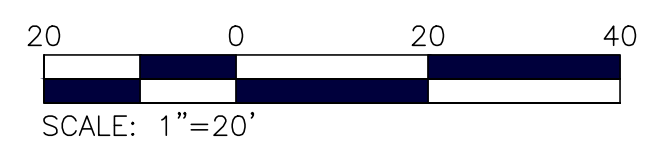
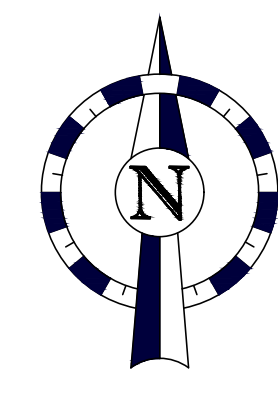
STORE
 1320 W. SOUTHERN AVENUE
 MESA, AZ 85202

SHEET TITLE
 CONCEPTUAL
 GRADING &
 DRAINAGE PLAN

VERSION:
 ISSUE DATE:

Job No. : 22-014
 Store : 05202
 Date : 10/20/22
 Drawn By : JLD
 Checked By: KZW

Sheet
 1
 of 2



Sheet No. 000, Speed by: [unclear], Thursday, February 09, 2023, 8:59 AM, Printed by: [unclear], February 9, 2023, 8:53 AM
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Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998



111 3rd AVE. S.
 SUITE 400
 MINNEAPOLIS, MN 55401
 www.core-states.com

NOT FOR
 REGULATORY
 APPROVAL,
 BIDDING, OR
 CONSTRUCTION

CHICK-FIL-A
ALMA SCHOOL & SOUTHERN
 1320 W. SOUTHERN AVE.
 MESA, AZ 85202

FSR#05202
 BUILDING TYPE / SIZE: P13 LE DTO
 RELEASE: 22.05

ENTITLEMENT
 REVISION SCHEDULE
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # CFA 35892
 DATE 02/01/2023

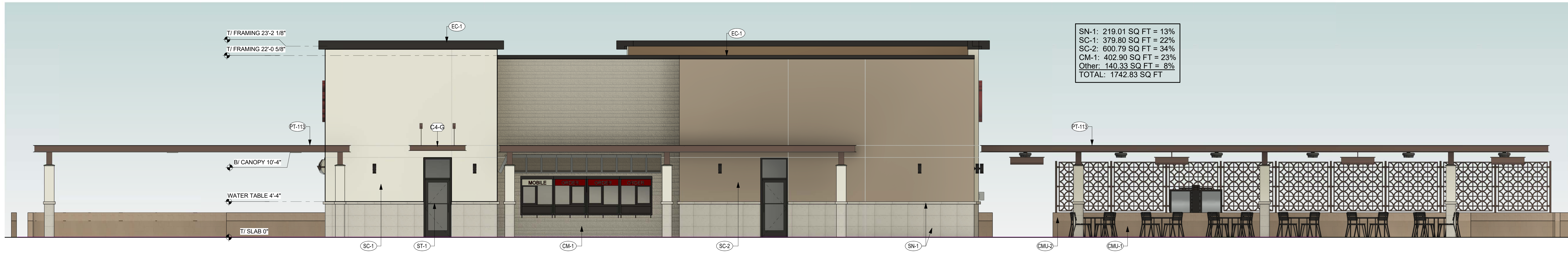
DRAWN BY HHARRIS
 MANUFACTURER: MOZ DESIGNS
 CUSTOM LASER CUT METAL
 COLOR: DARK BRONZE

EXTERIOR ELEVATIONS (COLOR)
 SHEET

SHEET NUMBER
A-301C



1 EXTERIOR ELEVATION- SOUTH
 3/16" = 1'-0"



2 EXTERIOR ELEVATION- NORTH
 3/16" = 1'-0"



3 EXTERIOR ELEVATION- WEST
 3/16" = 1'-0"



4 EXTERIOR ELEVATION- EAST
 3/16" = 1'-0"

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
CM-1	HARD PLANK LAP SIDING	SHERWIN WILLIAMS			DE5T1	
CMU-1	8X8X16 CMU	TBD				MATCH LL SPEC
CMU-2	8X8X16 CMU	TBD				MATCH LL SPEC
CP-1	CANOPY METAL FASCIA					PAINT TO MATCH DEA158 NORTHERN TERRITORY
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-113	EXTERIOR PAINT	<varies>	<varies>		<varies>	FINISH: SEMI-GLOSS
CMU-3	STUCCO	STO	POWERWALL		SW7566- WESTHIGHLAN D WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW7508- TAVERN TALUPE	FINISH: SAND MEDIUM
SN-1	STONE CLADDING	SHELLSTONE IMPORTS	NATURAL STONE TILE; MARBELLA; SIZE: 16" X 24" X 5/8"			MATCH LL SPEC
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTIE)	

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	2	6'-4"	1'-0"	0"	No
C4-G	Exterior Canopy	1	7'-0"	4'-0"	2'-4"	Yes
Grand total		3				

CANOPY NOTES:
 BUILDING MOUNTED CANOPIES - 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)
 COLUMN MOUNTED CANOPIES - 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)

GENERAL NOTES
 1. ALL SIGNAGE PROVIDED BY OTHERS
 2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

EXTERIOR FINISHES

(SN-1) STONE CLADDING
 NATURAL STONE TILE; MARBELLA
 COLOR: SHELLSTONE; HONES AND FILLED
 MANUFACTURER: SHELLSTONE IMPORTS
 SIZE: 16" X 24" X 5/8"

(EC-1) PREFINISHED METAL COPING
 COLOR: MIDNIGHT BRONZE

(CMU-1) CMU WALL MATERIAL
 COLOR: MATCH EXISTING
 FINISH: MATCH EXISTING

(PT-113) EXTERIOR PAINT
 COLOR: DUNN EDWARDS DEA158 "NORTHERN TERRITORY"
 FINISH: SEMI-GLOSS

(CMU-2) CMU WALL MATERIAL
 COLOR: MATCH EXISTING
 FINISH: MATCH EXISTING

(SC-1) STUCCO SYSTEM- STO POWERWALL
 COLOR: SW7566 "WESTHIGHLAN D WHITE"
 FINISH: SAND MEDIUM

(ST-1) STOREFRONT
 COLOR: DARK BRONZE

(SC-2) STUCCO SYSTEM- STO POWERWALL
 COLOR: SW7508 "TAVERN TALUPE"
 FINISH: SAND MEDIUM

(CM-1) HARDPLANK LAP SIDING
 MANUF: SHERWIN WILLIAMS
 COLOR: SW6274 "DESTINY"

(MS-1) METAL SCREEN
 MANUFACTURER: MOZ DESIGNS
 CUSTOM LASER CUT METAL
 COLOR: DARK BRONZE

1/31/2023 4:59:48 PM Autodesk Docs://AZ_05202_Alma School & Southern_2022_9 DTO05202_Alma School & Southern_ARC.rvt
 10-LE-05202-A-301C-EXTERIOR ELEVATIONS (COLOR)

Citizen Participation Plan for Chick-fil-A

November 10, 2022

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for a newly constructed Chick-fil-A drive-thru only restaurant. The site is located at 1320 W Southern Ave., Mesa, AZ 85202 on the northeast corner of Stewart and Southern Avenue in Mesa within the Fiesta Village development. This application proposes changes to a site plan that was previously approved for this development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brandi Loper
P.O. Box 270571
San Diego, CA 92198
(858) 382-5814
bloper@4gdev.com

Pre-Submittal: A Pre-Submittal Report dated July 14, 2022, determined that a Minor Site Plan Modification was necessary and subsequently determined that this Citizen Participation Plan was also necessary to notify the surrounding community.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
 - d. Any schools within one half mile of the project.

[A list of contacts to whom all letters were distributed to will be uploaded to the record for this case]

Schedule:

Pre-Submittal Report – July 14, 2022

Application Submittal – November 11, 2022

Notification Letter Distribution – Upon receipt of contact list from the city.

Citizen Participation Report for Chick-fil-A

March 7th, 2023

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for a newly constructed Chick-fil-A drive-thru only restaurant. The site is located at 1320 W Southern Ave., Mesa, AZ 85202 on the northeast corner of Stewart and Southern Avenue in Mesa within the Fiesta Village development. This application proposes changes to a site plan that was previously approved for this development. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brandi Loper

P.O. Box 270571

San Diego, CA 92198

(858) 382-5814

bloper@4gdev.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal;

1. 3/22/2023 – Public Hearing for case ZON22-01214 addressing a Site Plan Review for a request will allow for a restaurant with a drive-thru.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
 - d. Any schools within one half mile of the project.

[A list of contacts to whom all letters were distributed to will be uploaded to the record for this case]

Schedule:

Pre-Submittal Report – July 14, 2022

Application Submittal – November 11, 2022

Notification Letter Distribution – March 6th, 2023

Correspondence:

Each letter that was sent to the contact list from the city contained the below items:

(Once we begin to receive responses then we will add them to this report)

1. Public Hearing Notification Letter
2. Site Plan
3. Color Elevations

1. Public Notification Letter:

Dear Neighbor,

2. We have applied for a Site Plan Review for the property located at 1318 W Southern Ave, Mesa, AZ 85202. This request is for development of a new drive-thru Chick-fil-A restaurant. The case number assigned to this project is ZON22-01214.

This letter is being sent to all property owners within 500 or 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (858) 382-5814 or e-mail me at bloper@4gdev.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 22nd, 2023 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting

<https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099** or **877-853-5247 (toll free)** using meeting ID **530 123 2921** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

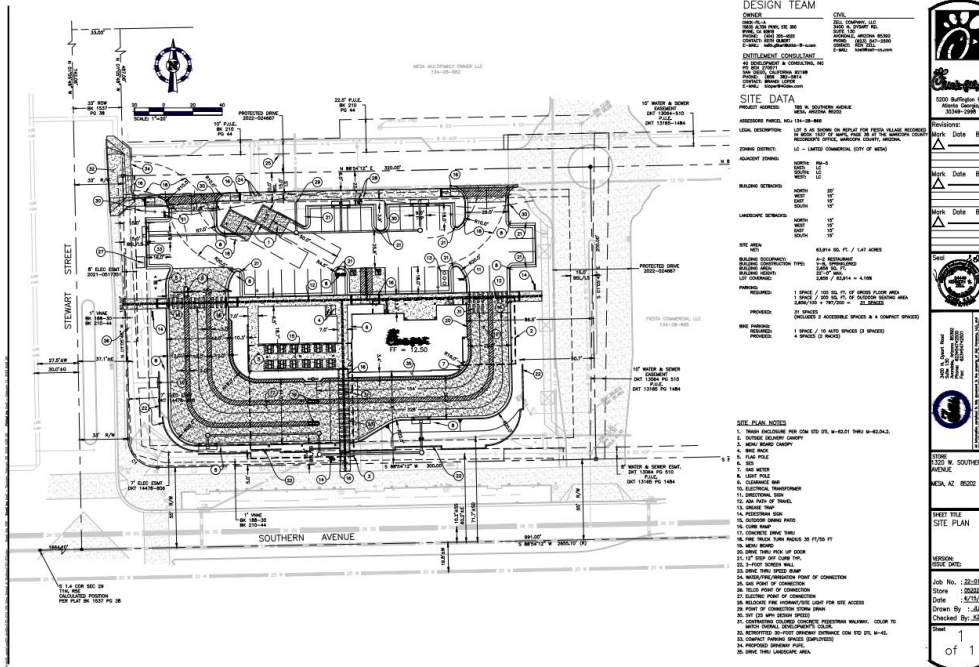
The City of Mesa has assigned this case to Cassidy Welch of their Planning Division staff. He/she can be reached at (480) 644 – 2591 or Cassidy.Welch@MesaAZ.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely, Brandi Loper - Project Manager

4G Development and Consulting, Inc.



2. Site Plan



3. Color Elevations



Owner

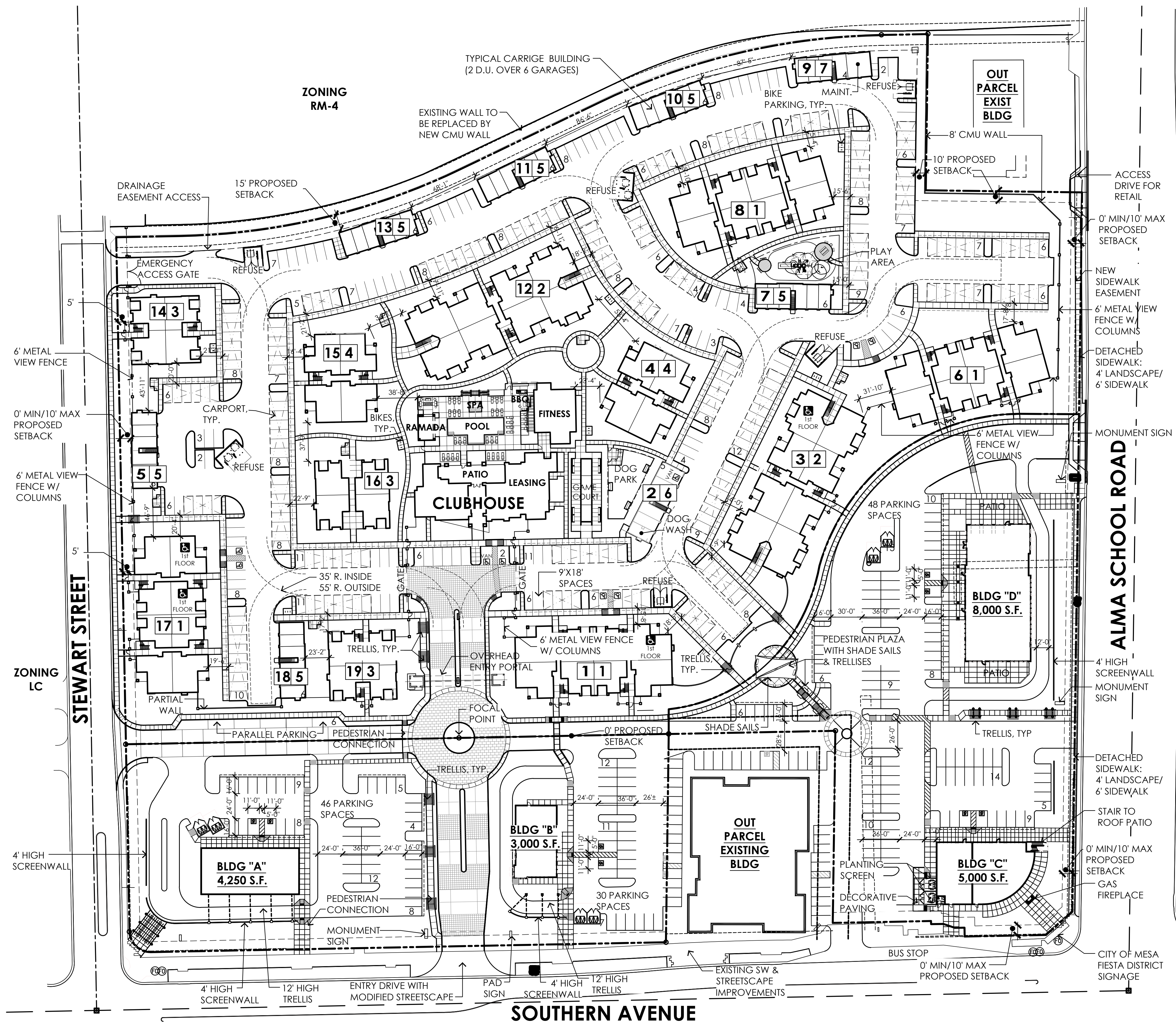
VILLA PROPERTIES LLC
HH-FIESTA COMMONS LLC
FLAKE JUDDSON
YEH ALLISON
MADRID MARGARITA
2018-3 IH BORROWER LP
OVANDO DONATO M
GONZALEZ FRANCISCO LEDESMA/PARRA CARLOS G
VEGA JOSE LOPEZ
NORMITAS LLC
RIOS IGNACIO SR/CAMACHO EVA MUNOZ
LOPEZ LIZETTE/JUAN/HERNANDEZ ROGELIA
HSU YU LAN HU
AMBRIZ RAFAEL C
KESSLER LOGAN/SKYLAR
EPLING MARK D/MARIA CARMEN
OGLESBY ROBIN D
GRIEGO ARTHUR G/PAULINE D
HERNANDEZ CESAR
CONWAY NATASHA L
HERNANDEZ CARLOS FIERRO
CAFFALL CODY/KEARSTEN
FELLNER DONNA C
CHAMBERS REUBEN CHARLES
INFALT MICHAEL E
CARRERA JAVIER HERNANDEZ
CARDENAS MANUEL AVALOS/VAZQUEZ FERNANDA AVALOS
MW-G MESA TOWER LLC
VERDE FIESTA I LLC
1220 SOUTH ALMA SCHOOL ROAD LLC
FCPT GARDEN PROPERTIES LLC
MMCP LLC
MESA CITY OF
HOMART DEVELOPMENT CO
MESA CITY OF
POLLARD SCOTT S TR
ARIZONA BANK AND TRUST
OLLAGNIER LIMITED PARTNERSHIP
MESA CITY OF
GORDON PROPERTY HOLDINGS LLC
BPC LARKSPUR MERCADO LLC
MESA CITY OF
HOSSEINI GITA J
EMPIRE FOR THE FUTURE LLC
SAGE STEPHAN C
SMITH DARREN S

MITCHELL MARY COBB
SNELL ROBERTA
DIAMOND CONSULTING L L C
MAALY MANAGEMENT LLC
KILZER ANGELA/MUDGE NICHOLAS J
BPM-948 LLC
RAY OF SUNSHINE LLC
DEFIELD ESTRELLITA C
AZIMI MOHSEN/TAHBAZ NINA
LARES IRAN H
HALLCRAFT VILLAS MESA III TOWNHOUSE ASSOC
RISE ELECTRA SPE LLC/RISE IS LLC/RISE ROBSON SPE LLC
MESA AVRE LLC
AMZ PROPERTIES LLC
GM ELPED LLC
RISE ELECTRA SPE LLC/RISE IS LLC/RISE ROBSON SPE LLC
ADF HOLDINGS LLC
BTT FIESTA PLAZA LLC
BTT FIESTA PLAZA LLC
BTT FIESTA PLAZA LLC
MESA MULTIFAMILY OWNER LLC
FIESTA COMMERCIAL LLC
FIESTA COMMERCIAL LLC
FIESTA COMMERCIAL LLC
FIESTA COMMERCIAL LLC

Mailing Address

PO BOX 1159 DEERFIELD IL USA 60015
5050 N 40TH ST SUITE 350 PHOENIX AZ USA 85018
3091 E SAN PEDRO CT GILBERT AZ USA 85234
1133 W FRITO AVE MESA AZ USA 85210
1141 W FRITO MESA AZ USA 85210
1717 MAIN ST SUITE 2000 DALLAS TX USA 85201
1155 W FRITO AVE MESA AZ USA 85210
1161 W FRITO AVE MESA AZ USA 85210
1160 W FRITO AVE MESA AZ USA 85210
1030 E SUNBURST LN TEMPE AZ USA 85284
1146 W FRITO AVE MESA AZ USA 85210
7500 COLLEGE BLVD STE 1150 OVERLAND PARK KS USA 66210
2835 E WINDSONG DR PHOENIX AZ USA 85048
1126 W FRITO AVE MESA AZ USA 85210
1121 W FARMDALE AVE MESA AZ USA 85210
1127 W FARMDALE AVE MESA AZ USA 85210
1135 W FARMDALE AVE MESA AZ USA 85210
1141 W FARMDALE AVE MESA AZ USA 85202
1147 W FARMDALE AVE MESA AZ USA 85210
1157 W FARMDALE AVE MESA AZ USA 85210
1156 W FARMDALE AVE MESA AZ USA 85210
2122 E PARK AVE GILBERT AZ USA 85234
1140 W FARMDALE MESA AZ USA 85210
1134 W FARMDALE AVE MESA AZ USA 85210
1143 W EMERALD AVE MESA AZ USA 85210
1151 W EMERALD AVE MESA AZ USA 85210
1159 W EMERALD AVE MESA AZ USA 85210
1201 S ALMA SCHOOL RD MESA AZ USA 85210
1720 W RIO SALADO PKWY TEMPE AZ USA 85281
1111 BAYSIDE DR SUITE 226 CORONA DEL MAR CA USA 92625
1000 DARDEN CENTER DR ORLANDO FL USA 32837
2920 E CAMELBACK RD SUITE 200 PHOENIX AZ USA 85016
20 E MAIN ST 6TH FL MESA AZ USA 85201
55 W MONROE #3100 CHICAGO IL USA 60603
20 E MAIN ST 6TH FL MESA AZ USA 85201
2701 E CAMELBACK RD STE 170 PHOENIX AZ USA 85016
1000 N 54TH ST CHANDLER AZ USA 85226
120 ALHAMBRA HILLS DR MARTINEZ CA USA 94553
20 E MAIN ST STE 650 MESA AZ USA 85211
4885 S 900 E STE 104 SALT LAKE CITY UT USA 84117
10800 BISCAYNE BLVD STE 300 MIAMI FL USA 33161
20 E MAIN ST STE 650 MESA AZ USA 85211
948 S ALMA SCHOOL RD UNIT 90 MESA AZ USA 85210
1665 S PENROSE DR GILBERT AZ USA 85295
948 S ALMA SCHOOL RD UNIT 99 MESA AZ USA 85210
948 S ALMA SCHOOL RD UNIT 98 MESA AZ USA 85210

948 S ALMA SCHOOL RD UNIT 100 MESA AZ USA 85210
948 S ALMA SCHOOL RD #101 MESA AZ USA 85201
1840 E MORTEN AVE SUITE 237 PHOENIX AZ USA 85020
3514 N POWER RD STE 132 MESA AZ USA 85215
948 S ALMA SCHOOL RD UNIT 108 MESA AZ USA 85210
3514 N POWER RD UNIT 100 MESA AZ USA 85215
2120 E CATAMARAN DR GILBERT AZ USA 85234
948 S ALMA SCHOOL RD 119 MESA AZ USA 85210
2556 W CAMPO ALEGRE CIR MESA AZ USA 852025465
948 S ALMA SCHOOL RD UNIT 120 MESA AZ USA 85210
4645 E COTTON GIN LOOP PHOENIX AZ USA 85040
4201 N 24TH ST SUITE 240 PHOENIX AZ USA 85016
3925 W ADAMS ST SUITE 1 PHOENIX AZ USA 85009
6750 CALLE LUMINOSO CAMARILLO CA USA 93012
3107 E SAN MIGUEL AVE PHOENIX AZ USA 85016
4201 N 24TH ST SUITE 240 PHOENIX AZ USA 85016
1360 W SOUTHERN AVE MESA AZ USA 85202
3573 E SUNRISE DR STE 125 TUCSON AZ USA 85718
3573 E SUNRISE DR STE 125 TUCSON AZ USA 85718
3573 E SUNRISE DR STE 125 TUCSON AZ USA 85718
3953 MAPLE AVE NO 300 DALLAS TX USA 75219
6925 E INDIAN SCHOOL RD PHOENIX AZ USA 85251
6925 E INDIAN SCHOOL RD PHOENIX AZ USA 85251
6925 E INDIAN SCHOOL RD PHOENIX AZ USA 85251
6925 E INDIAN SCHOOL RD PHOENIX AZ USA 85251



SITE DATA (COMMERCIAL)

SITE AREA:
 NET: ±5.13 ACRES
 GROSS: ±7.01 ACRES

BUILDING AREAS:
 PAD "A": 4,250 SF
 PAD "B": 3,000 SF
 PAD "C": 5,000 SF
 PAD "D": 8,000 SF
 TOTAL: 20,250 SF

REQUIRED PARKING:
 PAD "A": 4,250 SF / 100 = 43 PS
 400 SF / 200 = 2 PS
 45 PS
 PAD "B": 3,000 SF / 100 = 30 PS
 PAD "C": 3,000 SF / 100 = 30 PS
 2,000 SF / 375 SF = 6 PS
 36 PS
 PAD "D": 1,200 SF / 75 = 16 PS
 2,400 SF / 100 = 24 PS
 4,400 SF / 375 = 12 PS
 600 SF / 200 = 3 PS
 55 PS
 TOTAL PARKING REQUIRED: 166 PS

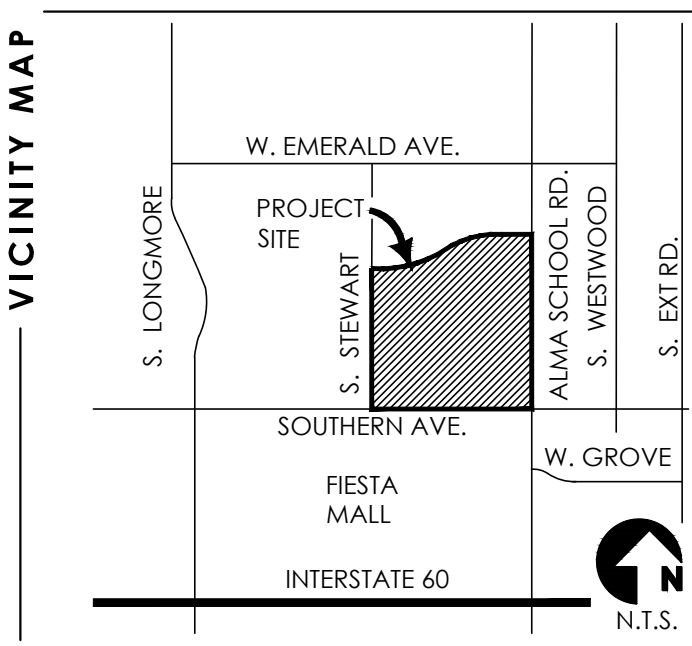
PROVIDED PARKING:
 PAD "A": 46 PS
 PAD "B": 29 PS
 PAD "C": 50 PS
 PAD "D": 58 PS
 TOTAL: 183 PS

THE COMMERCIAL PORTION OF THE OVERALL PROJECT CONSISTS OF FOUR FREESTANDING RETAIL BUILDINGS. THE TOTAL COMMERCIAL BUILDING AREA IS 20,500 SF. TO MEET MARKET DEMANDS, THE PAD BUILDINGS INCLUDE A DRIVE THROUGH CAPABILITY. THE BUILDING AESTHETICS UTILIZE COMMON COLORS & MATERIALS WITH THE MULTI FAMILY DEVELOPMENT, TO CONVEY A MODERN DESIGN CHARACTER. SHADED PEDESTRIAN PATHWAYS ARE PROVIDED THROUGHOUT THE COMPLEX TO ENCOURAGE INTERACTION WITH THE MULTI FAMILY COMPLEX.

BUILDING LEGEND:

5 1

— BUILDING TYPE
 — BUILDING NUMBER



SITE DATA (RESIDENTIAL)

SITE AREA:
 NET: ±10.20 ACRES
 GROSS: ±10.84 ACRES

ZONING:
 EXISTING: LIMITED COMMERCIAL (LC)
 PROPOSED: PAD

BUILDING HEIGHT:
 ALLOWED: 50'
 PROPOSED: 3 STORIES / ±42'

UNIT MIX:
 1 BEDROOM: 100 D.U. (45%)
 2 BEDROOM: 96 D.U. (44%)
 3 BEDROOM: 24 D.U. (11%)
 TOTAL: 220 D.U. (100%)
 (TYPE "A" ACCESSIBLE UNITS (1, 2, & 3 BEDROOM): 220 X .02 = 5 D.U.)

DENSITY:
 PROVIDED: ±21.57 D.U./NET ACRE

OPEN SPACE:
 PROVIDED: 112,292 SF (25% OF NET AREA)

LOT COVERAGE:
 PROVIDED: 32% (142,221 SF / 444,424 SF)

REQUIRED PARKING:
 220 D.U. x 1.2* = 264 P.S.
 (*assumes site is located within the regional transportation corridor)

PROVIDED PARKING:
 SURFACE: 120 P.S.
 SURFACE PARALLEL: 6 P.S.
 COVERED: 220 P.S.
 CARRIAGE GARAGE: 45 P.S.
 TOTAL: 391 P.S. (±177 P.S./D.U.)
 (ACCESSIBLE PROVIDED: 381 X .02 = 8 P.S.)

GENERAL PARKING DIMENSIONS:
 PARKING SPACE: 9' x 18'
 AISLE WIDTH: 26'

BUILDING AREAS / CONSTRUCTION TYPE / OCCUPANCY:

BLDG TYPE 1:
 1ST FLR. 9,389 S.F. V-A R-2
 2ND FLR. 9,389 S.F.
 3RD FLR. 9,389 S.F.
 SUBTOTAL 28,167 S.F. (x 4 = 112,668 S.F.)

BLDG TYPE 2:
 1ST FLR. 11,097 S.F. V-A R-2
 2ND FLR. 11,097 S.F.
 3RD FLR. 11,097 S.F.
 SUBTOTAL 33,291 S.F. (x 2 = 66,582 S.F.)

BLDG TYPE 3:
 1ST FLR. 4,148 S.F. V-A R-2
 2ND FLR. 4,148 S.F.
 3RD FLR. 4,148 S.F.
 TOTAL 12,444 S.F. (x 3 = 37,332 S.F.)

BLDG TYPE 4:
 1ST FLR. 5,183 S.F. V-A R-2
 2ND FLR. 5,183 S.F.
 3RD FLR. 5,183 S.F.
 TOTAL 15,549 S.F. (x 2 = 31,098 S.F.)

BLDG TYPE 5:
 1ST FLR. 1,763 S.F. V-B R-2 / U
 2ND FLR. 1,763 S.F.
 TOTAL 3,526 S.F. (x 6 = 21,156 S.F.)

BLDG TYPE 6:
 1ST FLR. 1,843 S.F. V-B R-2 / U
 2ND FLR. 1,793 S.F.
 TOTAL 3,636 S.F. (x 1 = 3,636 S.F.)

BLDG TYPE 7:
 1ST FLR. 1,763 S.F. V-B R-2 / U
 2ND FLR. 1,763 S.F.
 TOTAL 3,526 S.F. (x 1 = 3,526 S.F.)

TOTAL RESIDENTIAL: 275,998 S.F.

CONCEPTUAL SITE PLAN

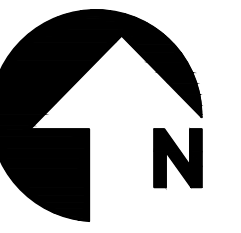
SOUTHERN AVENUE

ZONING RS-6

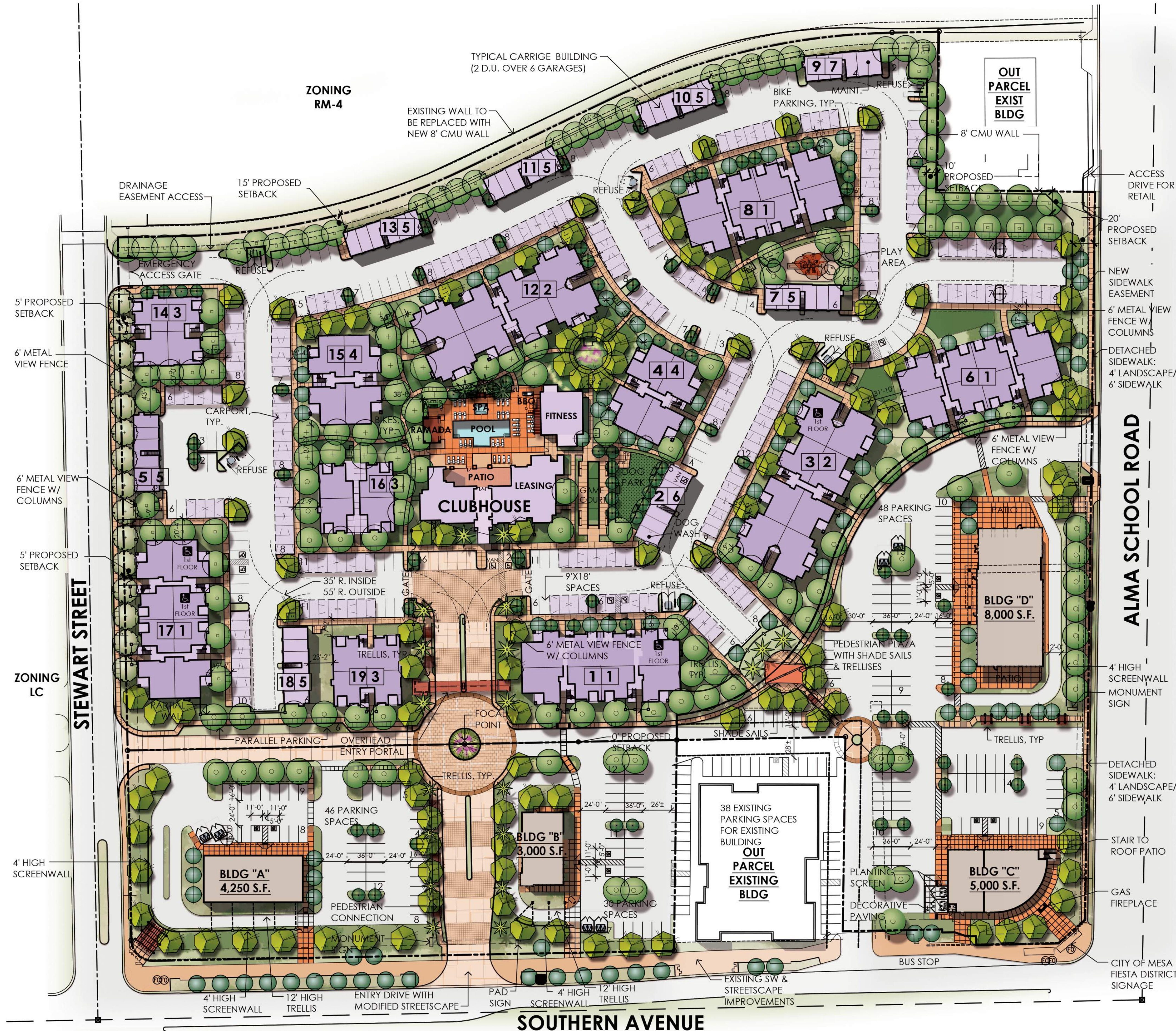
ZONING LC

ALMA SCHOOL ROAD

SCALE: 1" = 50'-0"



Fiesta Village Mixed Use



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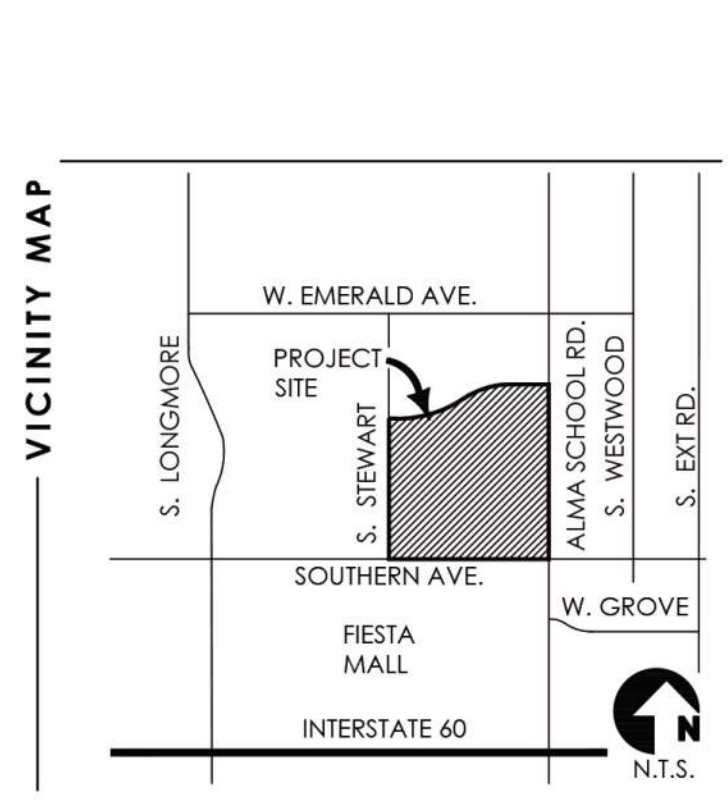
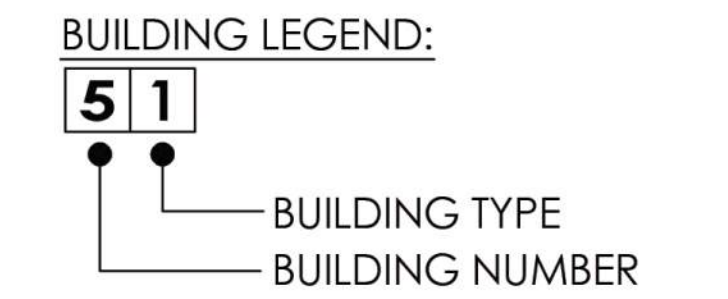
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 3RD FLR. 5,183 S.F.
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 2ND FLR. 1,793 S.F.
 TOTAL 3,636 S.F. (x 1 = 3,636 S.F.)

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 2ND FLR. 1,763 S.F.
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TOTAL RESIDENTIAL: 275,998 S.F.

CONCEPTUAL SITE PLAN

Fiesta Village Mixed Use

SCALE: 1" = 50'-0"

