



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Gravity Energy Drinks 2937 E McKellips Rd

The proposed project consists of a new ground up building of approximately 796 square feet, single story with a maximum building height of 21 feet.

The use of the building is for a beverage service drive-thru restaurant use. There is no indoor public area or outdoor public dining area. This is a drive-thru use only. Two drive thru lanes will be provided and both will serve the vehicles directly. There is no need for a solo driver dedication. The Gravity brand prides itself on personal customer service and the drink stands are designed specifically to have personal interaction with the vehicles from either the driver or passenger side of the car. The highest volume locations are based upon this model and all customer polling data overwhelmingly shows that customers prefer these locations because the queueing moves much more quickly and efficiently.

The existing parcel number is 141-14-001R and this project will be on a currently vacant pad. The property is currently zoned NC

The site will be accessed from a new driveway to McKellips Road on the north side of the site.

The building will have a hip roof system with canopies that extend out over the drive-thru lanes. There will be two lower wings that will also have a hip roof system. The roofing material will be a standing seam black metal panel. The building will have both stucco finish which will be a light gray and a stone veneer which is a silver/grey stacked stone system. A screened mechanical yard will be provided to screen mechanical equipment.

Pedestrian access will be provided to a new sidewalk along McKellips Road. Several small shade structures will be provided for possible employee order taking along with a menu board.

A concrete masonry screen wall will be provided along the outside lane of the drive-thru.

A special use permit will be required for this project for a drive-thru use in the NC zoning district. The justification per zoning ordinance 11-70-5 E) per the following criteria is:

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies*

Response: Commercial development along McKellips is part of the General Plan and this project will comply with the policies of that plan and all other applicable City plans or policies.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies.*

Response: This project is a small commercial use located on a major arterial road and is consistent with the planned uses along McKellips.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and*

Response: Commercial development along McKellips is part of the General Plan and this project will not be injurious or detrimental to the adjacent or surrounding properties, neighborhood or general welfare of the City.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

Response: The project is located on a major arterial street and all public services, facilities and infrastructure are or will be installed as a part of this project.

An administrative use permit (AUP) is required to allow parking to exceed 125% of the required parking. The building is a small drive-thru use only and the parking required is 8 parking spaces. Provided on the site are 14 parking spaces.

This facility could have up to 8 employees during busy times, which would leave no room for service vehicles or corporate staff to visit the site and park. This site has provided larger landscape islands and a setback in the front with additional landscaping to offset the additional parking.

We respectfully request that this administrative use permit for parking to exceed the 125% of the required be allowed.