



2025-03-10

City of Mesa Planning Division
55 N. Center St., Mesa, AZ 85201
(480) 644-2385

Subject: ZON24-00082 & DRB24-00083 • APN 136-06-012H Culver's Frozen Custard Butter Burgers • E McKellips Rd. & N Gilbert Rd.

On behalf of North Mesa Scoop, LLC, we are providing information regarding a Proposed Development at the parcel number listed above. The parcel is located Northwest of the intersection of East McKellips Road and N Gilbert Road.

The proposed development would be for a Culver's. Culver's is owned by Craig Culver goes back to the small-town Sauk City, Wisconsin. They are a healthy fast-food service restaurant with multiple locations across the country. "Their mission is whether we're cooking the perfect Butter Burger to order or scooping up our fresh batch of the flavor of the day, we work hard to ensure you will always leave happy." As Craig Culver always say, "We never compromise on quality." Hospitality has always been near and dear to our hearts, so dining in or on the go, we make a point of treating the way we'd want be treated. Their prototype building is roughly 4,000 square feet in size, and they do offer indoor dining.

The proposed improvements for this project include the total parcel area of APN 136-06-012H (64,225 SF, ± 1.47 AC. Proposed improvements include the Culver's Frozen Custard Restaurant with dual-lane drive-thru, associated parking, landscape and abutting parcel's parking and access drives as shown.

There are three (3) new access points proposed as shown. One proposed cross-access point relocation between APN 136-06-012H & APN 136-06-012E is proposed. One proposed access for APN 136-06-012H to the private drive along the East of the property is proposed. One minor alteration of access drive for APN 136-06-012E to the private drive to the East of the property is proposed. The Location of the access points to E. McKellips Rd are to be utilized.

The current property is zoned LC – Limited Commercial for which an eating establishment with a drive-thru facility is a permitted use. The Utility services are to be coordinated with the City of Mesa for Gas, Electricity, Water and Sewer.