



August 8, 2023

City of Mesa

Development services

Planning and Zoning Design Review

DRB23-00390

### Project Narrative

Attached are pre-application documents for a new Oregano's Pizza Bistro restaurant to be developed in East Mesa.

The project will be built on a pad which is part of a larger development called Gateway tech center located at the corner of Signal Butte and Elliot.

The commercial site currently has 8 buildings planned including the Oregano's pad. The pad is located on the Northeast corner of the site along Signal Butte Road. The proposed building will be 4,100 s.f. with a foyer, indoor dining, a bar, orders to go room, kitchen and restrooms. There is a 330 s.f. covered entry and an 875 s.f. covered dining patio.

The required parking will include parking areas to the south and east. Oreganos will provide asphalt paving and site walls on the site along Signal Butte road.

Oregano's is a family oriented locally owned business. They have a reputation for great food at a great value. Ceilings are intentionally kept low with exposed pipes and ductwork to give patrons a "grandma's basement" ambience. Their decorative style is eclectic with lots of posters, furnishings and unusual objects which evoke a fun and interest as part of the dining experience.

The exterior of the building is designed to create a comfortable pedestrian scale feeling. There are pitched roofs with large overhangs. All rooftop equipment is hidden behind a parapet which is incorporated with the pitched roofs. In order to create a balance between the proposed buildings on site and the Oregano's building, the use of dark brown brick as a wainscot and a softer cream color EIFS has been included. The use of a large flat top entrance has also been included to reduce the amount of gable roof area.

Respectfully submitted,

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