

Project Narrative
WIFI PIZZA
APN: 139-36-028B

Submitted by:
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PROJECT NARRATIVE

Project title:	Wifi Pizza (Take-out restaurant with no dining area).
Project address:	335 E Broadway Rd, Mesa, AZ 85210
APN:	139-39-028B
Property owner:	Zarqa Investments LLC
Jurisdiction:	Mesa
Zoning:	DB-1
PUC:	1040
Lot size	8,039 sq.ft.

Introduction:

WIFI PIZZA LLC, represented by Gardel Engineering LLC, is delighted to present this narrative and accompanying exhibit in support of a Site Plan modification, Substantial Conformance Improvement Permit, and Building Permit applications for an exciting new pizza restaurant project. This establishment will occupy a strategically located property identified as APN: 139-39-028B in the Maricopa County Assessor Maps, nestled within the vibrant city of Mesa, Arizona.

In the following sections, we will provide comprehensive details and supporting exhibits to illustrate how this project aligns with Mesa's zoning and development guidelines while offering a welcoming space for residents and visitors to take-out a savor delicious pizza in a vibrant and inviting atmosphere.

Image 1. Site Aerial



Project Description:

The property designated WIFI PIZZA adheres to the guidelines set forth in the Mesa Zoning Ordinance (MZO).

This endeavor encompasses the renovation and revitalization of an existing one-level building to a modern and inviting pizza restaurant. The project envisions an establishment that caters to the culinary preferences of the local community while integrating seamlessly into its surroundings.

The MZO provides specific zoning regulations that help shape the character and functionality of properties within the city. Our project aligns with these regulations, focusing on the following key factors:

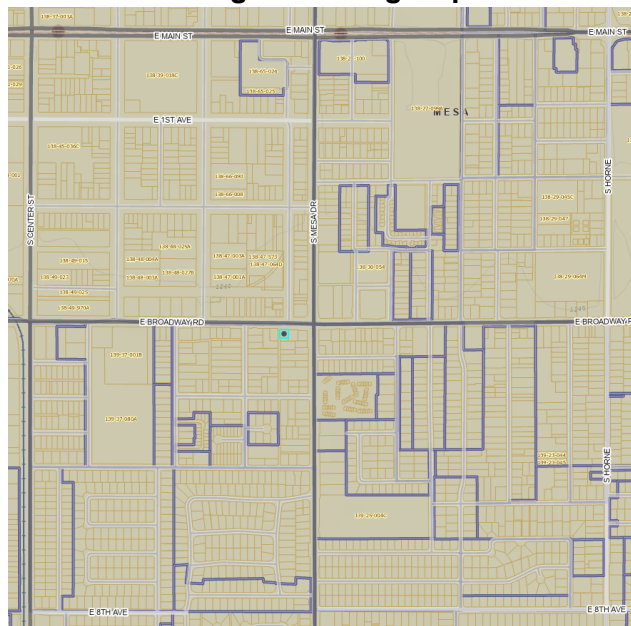
Community Engagement and Accessibility:

WIFI PIZZA is designed to foster community engagement and accessibility. We aim to create a welcoming environment that encourages people to gather while waiting for the order. This inclusivity is in harmony with the MZO's objectives of promoting vibrant and accessible space that contribute positively to the community.

The sidewalk design prioritizes accessibility and neighborly connections. Straight-line access paths with minimal changes in walking elevations are incorporated to facilitate easy and direct access between the restaurant and adjacent neighbors, fostering a sense of connectivity within the neighborhood.

Direction	Use	Zoning
North	“Super Bee Bateries”	DB-2
East	“Fernandez Auto Repair”	DB-1
South	“Villa del Prado Apartments”	DR-3
West	“Jose’s Sheet Metal”	DB-2
Site	“Wifi Pizza” Pick-up restaurant	DB-1

Image 2. Zoning Map



Architectural Harmony and Aesthetics:

We place a strong emphasis on architectural design and aesthetics that respect the character of the surrounding area. The existing building design considers architectural styles and neighborhood context. This includes considerations such as building orientation, a harmonious color palette, and an articulated facade. These elements contribute to the overall visual appeal and coherence of the neighborhood.

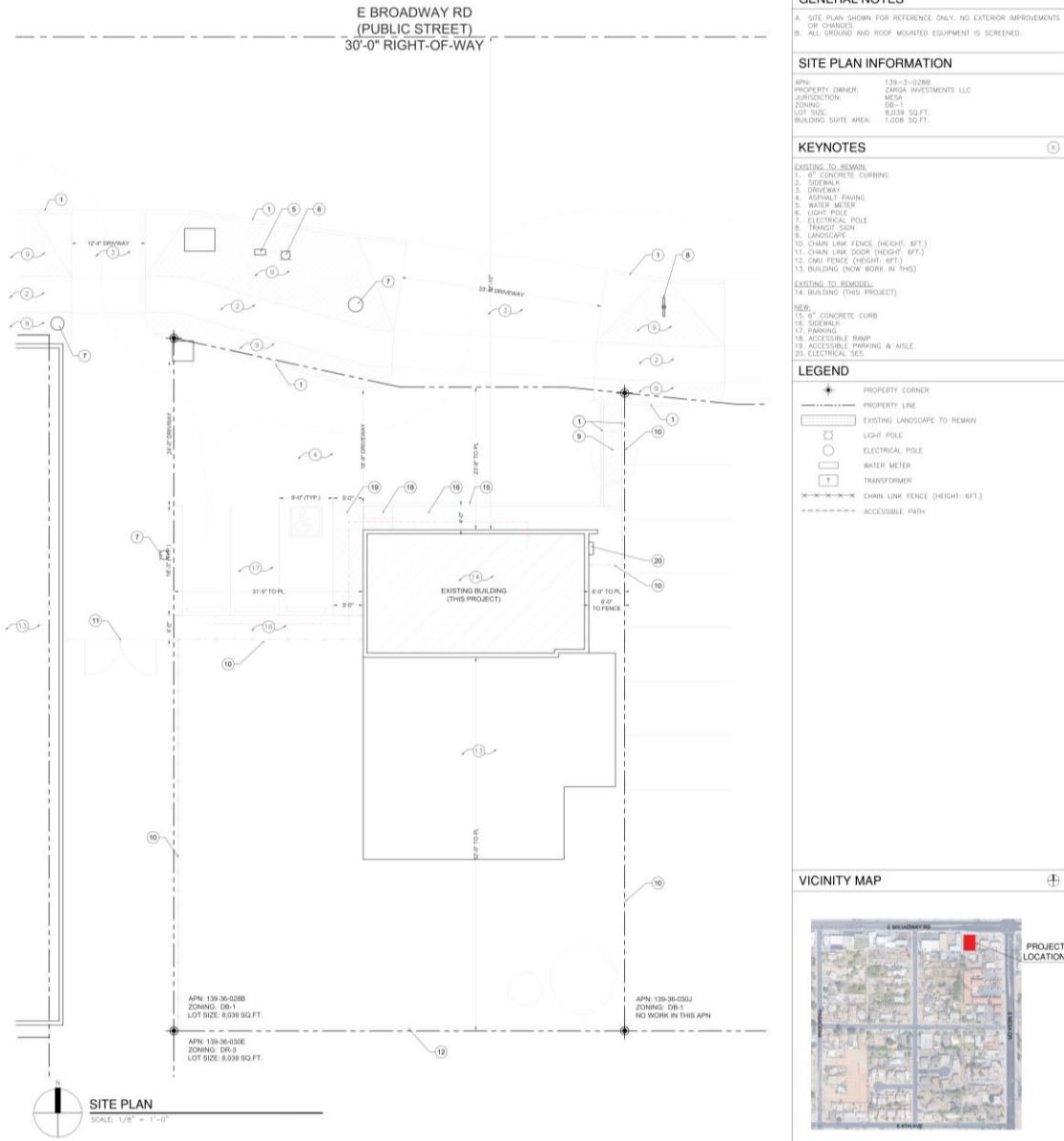
Economic Contribution and Zoning Compliance:

WIFI PIZZA also aligns with the MZO by contributing positively to the local economy. We anticipate providing employment opportunities and stimulating economic activity in accordance with Mesa's zoning and land use goals.

Table 11-8-5: Development Regulations - DB Downtown Business Districts

Standard	DB-1
Maximum Height (ft.)	50
Minimum Setback (ft.) - Non-residential buildings	
Front	15
Interior side: not adjacent to residential development	0
Interior side: adjacent to residential development	10
Street Side	15
Rear: not adjacent to residential	0
Rear: adjacent to residential	10
Supplemental Standards	
Fences and Walls	Section 11-30-4, Fences and Freestanding Walls
Landscaping	Section 11-8-5(B); Chapter 33, Landscaping
Off-Street Parking and Loading	Section 11-8-7(A) and (B); Chapter 32, On-Site Parking, Loading, and Circulation
Pedestrian Connections	Section 11-30-8, Pedestrian Connections
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits
Screening	Section 11-8-5(C), Section 11-30-9, Screening
Signs	Article 5, Signs
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas

Image 3. Site plan



The site improvements are as follows:

- The general landscape island is now in compliance with MZO Section 11-33-4(B)(2).
- Per MZO Section 11-33-2, all landscaping on site will be brought into compliance by replacing and adding landscaping where necessary.

Conclusion:

In summary, our new pizza place project is consistent with the Mesa Zoning Ordinance (MZO), reflecting a commitment to creating a welcoming, visually appealing, and economically beneficial addition to the community while adhering to the city's zoning and land use requirements.