



Edin Coralic
Coralic, LLC
2643 Carousel Drive,
St. Louis, Missouri 63125
Case # PRS20-00113

Date: 7/20/2020

POPEYES®

LOUISIANA KITCHEN

1343 S. Gilbert Road, Mesa, AZ 85204



PURPOSE OF REQUEST

Coralic, LLC in conjunction with GLOBAL NEW MILLENNIUM PARTNERS, LTD is seeking approval for a new Popeyes Louisiana Kitchen fast food restaurant with drive-thru on a 53,521 square foot parcel of land zoned as LC. The existing parcel is currently an existing building to be demolished and a paved parking lot.

DESCRIPTION OF PROPOSAL

The new 2,971 square foot facility will be a stand-alone restaurant with a drive-thru. The site is an outlying parcel of an existing shopping center. The building will be in the center of the parcel with parking and vehicular circulation surrounding it. Parking and drive aisles are necessary for operation and are included within the scope. Accessible pedestrian circulation from S. Gilbert Road will also be accommodated.

Intended operation will be between the hours of 10am to 10pm Sunday through Thursday and 10am to 11pm on Friday's and Saturday's. The anticipated maximum number of employees per shift is 8. Traffic circulation is expected to be heaviest around the lunch and dinner hours but is not expected to impede traffic of the surrounding area. Parking was calculated at the rate of 1 parking space per 100 square feet of building area. This would require minimum 34 parking spaces be provided to meet code. Total parking count within the property lines of this lot will be 42. Some of the parking spaces that are not close to the proposed restaurant will be utilized by other tenants on the site. Parking cross-access agreements will be in place. We are proposing 2 van accessible parking spaces directly in front of the main entrance to the restaurant.

The exterior of the building will include visual breaks in the façade and material changes which highlight exterior depth. The building utilizes a bright and visually enticing color palette that assists in providing a more unique and pleasing façade while maintaining the desired franchise look. This will in fact be one of the first 2020 Popeyes stores built per the new corporate design. The entire Popeyes prototype received a major 2020 overhaul and the City of Mesa will be amongst the first in the nation to receive one within the City limits. Glazing is directed toward the main access street for maximum curb appeal and is well shaded against the desert sun with pre-finished canopies. See attached Colored Elevations for more information on exterior finishes.

Building will be V-B construction (per 2018 IBC); wood studs, wood trusses and wood sheathing as the primary structural members. The exterior will feature an EIFS and thin brick veneer façade along with multiple pre-finished metal canopies. Top of the walls will be capped off with a prefinished sheet metal coping. The roof will be an insulated R-30 roof system with a T.P.O. membrane roof (color - white). All HVAC units will be located on the roof and will be fully shielded by parapets that will extend above the height of the tallest roof top unit.

All signage will be back lit for visibility at night and it will be a deferred submittal by the sign installer under a separate permit.

RELATIONSHIP TO SURROUNDING PROPERTIES

The building will sit along S. Gilbert Road in front of a strip mall shopping center. The front of the building, front façade, will face S. Gilbert Road. Our Drive-thru will be located to the north of the proposed building. To the south along S. Gilbert Road is a freestanding Sunrise Preschools Building. To the north is India Oven, a sit-down restaurant.

On the opposite side of S. Gilbert Road there is another strip retail center stretching south to north with two outlots. The outlots feature a Carls Jr. with a drive-thru and the National Bank of Arizona with multiple drive-thru's and a drive-up teller window.

Going further south on S. Gilbert Road, there are a number of multi- family apartment buildings.

Observation of the surrounding area indicates that it has a large percentage of residential and retail centers with limited food service options. It is the opinion of the design team that the addition of a food service establishment would benefit the surrounding area.

LOCATION AND ACCESSIBILITY

The main point of access to the proposed site will be from the west side; from S. Gilbert Road utilizing existing curb-cut and entrance located on our parcel as well as the parcel to the north. Additional access will be possible from the east (our site will tie well into the shopping center to remain) as well as through the parking lot to the north. There is an existing north-bound drive-aisle coming from E. Hampton Ave. in front of the existing shopping center to the east which will tie in the back of our site. Accessible pedestrian access will be from S. Gilbert Road.

CIRCULATION SYSTEM

Primary vehicular circulation on the proposed site will be on the west end of the site along S. Gilbert Road. Vehicles will enter from S. Gilbert Road, via the existing curb-cut. Once on site, the vehicles will be moving east bound on the drive-aisle with options to park due south or north. The drive-thru entrance will be located on the south-east corner of the site. Additional drive-aisle is located to the north of the drive-thru with additional parking.

DEVELOPMENT SCHEDULE

This project will be completed in one phase. Typical construction schedule is 120 days.

COMMUNITY FACILITIES AND SERVICES

This project will not require the use of nor impede the operation of community facilities or services.

PUBLIC UTILITIES AND SERVICES

The building will require municipal water, sewer, and trash. Building operations will require a usual demand of municipal services. In addition to those, the building will be fully suppressed with a fire sprinkler system.

This site will include a grease interceptor. The interceptor will be sized per the locally adopted 2018 IPC-International Plumbing Code or by a size as specified by City of Mesa.

Gas and electric will be sized and coordinated with local gas and electric company.

Thank you for your time in reviewing this document and your assistance on this project. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

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