



# ARCHICON ARCHITECTURE & INTERIORS, L.C.

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## PROJECT NARRATIVE

### Cabana on Power Road Retail Center 6209 S Power Road

The proposed project consists of a new ground up retail building of approximately 10,881 square feet, single story with a maximum building height of 25'-4".

The existing parcel number is 304-49-007P. The existing zoning is LC BIZ.

The use of the building is for retail users and a restaurant with drive thru. A common shared drive aisle existing on the north side of the site with the multi-family complex. A majority of the parking area will be to the south of the building which is oriented to be the front of the building.

A plaza is located at the southeast corner of the building for the restaurant use and to comply with City of Mesa requirements.

The building will generally match the colors and materials of the adjacent multi-family development to the north. The architectural style will match the multi-family in the modern design and elements.

A new exit only access drive will be located at the south side of the site to access north-bound Power Road. The east drive is existing and will remain. The west drive is existing and will be slightly configured to allow two-way traffic.

Pedestrian access will be provided to the multi-family complex to the north as well as a pedestrian connection to the west to the south-bound Power Road property line.

Landscaping will be provided within the site and along the frontages of the property.