

# Ajo Al's Mexican Restaurant

2336 E Baseline Road

Mesa, Arizona 85204

## PROJECT NARRATIVE



### Request:

Site Plan and Design Review Application for a proposed restaurant with outdoor patio located at 2336 E. Baseline Road, Mesa, AZ 85204.

**Pathangay Architects, llc**

727 E Bethany Home Rd Suite D225 | Phoenix, Arizona USA 85014  
602 368 9375 | 602 368 9380

## DEVELOPMENT TEAM

### OWNER

Ajo Al's  
Patrick Dains  
patrick@ajoals.com  
602-799-8974

### DESIGNER

Don Carstens Associates  
Don Carstens  
doncarstens@me.com  
602-571-0064

### ARCHITECT

Pathangay Architects  
Alejandro Sandoval  
sandoval@pathangayarchitects.com  
602-368-9375

### CIVIL ENGINEER

Watson Engineering  
Joel Watson  
joelwatson@watsoncivilengineering.com  
480-330-0803

### LANDSCAPE ARCHITECT

M. Burton Design LLC  
Mark Burton  
mark@mburtondesign.com  
602-697-3720

### ELECTRICAL ENGINEER

MJ Engineering Group LLC  
Manouchehr Javadi  
machs.javadi@mengineeringgroup.com  
602-920-8924

**Pathangay Architects, llc**

727 E Bethany Home Rd Suite D225 | Phoenix, Arizona USA 85014  
602 368 9375 | 602 368 9380

## Introduction

Pathangay Architects is requesting a Site Plan/Design Review application for a proposed restaurant facility (Ajo Al's) located at the address of 2336 E. Baseline Road Mesa, AZ (Assessor's Parcel # 140-62-309A); general location at the NEC of N. 24th Street and E. Baseline Road. The project proposes the renovation of an existing approximately 3,279 SQFT tenant space, originally built as a diner/restaurant, into a new restaurant venue with an additional 1,208 SQFT outdoor patio seating and a small addition of 216 SQFT. The existing building will be redesigned to include indoor and outdoor dining, new kitchen, restrooms and support areas and be sprinklered throughout. The existing site plan will be modified to accommodate the outdoor dining area. An aerial map has been provided (see Figure 1 – Aerial Map) to show the location of the subject property and contextual reference.



## Pathangay Architects, llc

727 E Bethany Home Rd Suite D225 | Phoenix, Arizona USA 85014  
602 368 9375 | 602 368 9380

## Existing Conditions and Existing Zoning

The property is fully developed and contains a vacant Bicycle Shop. Direct entrance into the property is accessed from 2 (two) fully developed 30' shared driveways off Baseline Road. The parcel is zoned LC (Limited Commercial) and part of Mesa Shores Shopping Center Unit II. Per Section 11 6 2 of the MZO, the proposed development for an eating establishment with outdoor seating is permitted on the property.

	Existing Land Use	Existing Zoning
North	Multiple Residences	RM-3
East	Auto Repair / Retail Shops	LC
South	Baseline Rd / Retail Shops	Town of Gilbert Zoning
West	Fast Food / Flaming Kabob & KFC	LC

Table 11-7-2: Employment Districts regulate that restaurants are permitted within the LI district. As this is permitted use, a use permit is not required, and the project would follow the Design Review/Site Plan process.

## Site Plan Overview

### Building and Lot Layout

The Building and Lot Layout Building will be redesigned to include indoor and outdoor dining. The addition of outdoor seating to the east side of the building will provide an additional 1,208 SQFT outdoor patio seating.

The site will be redesigned to allow parking in the west and north of the lot will be used for parking and access. The total square footage of the building will be 3,279 SQFT with a parking count of thirty-seven (37) spaces, as required per Mesa Parking Standards. The below table provides the development standards of the proposed Project in relation to the LC district requirements: insert table with current zoning and proposed.

### Parking and Circulation

We have provided with a SCIP Letter to facilitate the redevelopment of the vacant building, while maintaining and working within the existing site conditions and constraints, for example the parking spaces.

The layout of the proposed development is designed to provide an adequate circulation pattern that will satisfy customer vehicles while updating the landscape and parking needs of the overall site. Currently, the site has open access from the shared drive aisle. The remaining access ways would be rebuilt, see Site Plan for more details. The location of the trash enclosures provides a suitable location that will enable refuse collection vehicles to have a convenient route to the trash receptacles when entering from Baseline.

## Pathangay Architects, llc

## Landscape

It is understood that setback areas are to be landscaped in order to provide proper buffering along the road frontage as well as buffering from the parking and drive-through areas. The total landscape area for the Project will be 28,010 SF made up of a mixture of permeable decomposed granite and low water use shrubs, accent plants, cactus, and live groundcover. Planting materials will exceed what is required in Sec. 11-33-3 of the MZO – planting guidelines for spaces and shade coverage – and will include a mix of the following plant materials:

- *Caesalpinia mexicana*
- *Justicia californica*
- *Hesperaloe parvifolia*
- *Muhlenbergia capillaris*
- *Agave vilmoriana*
- *Agave desmettiana*
- *Dasyllirion acrotrichum*
- *Echinocactus grusonii*
- *Pachocereus marginatus*
- *Lophocereus schottii monstrose*
- *Carnegiea gigantea*
- *Eremphila prostrata* 'Outback Sunrise'
- *Lantana* spp. 'New Gold'
- *Dalea greggii*

## Architecture

### Building Materials

The existing building will receive architectural enhancements and will include a material palette consisting of at least four (5) primary materials along each building façade, including:

- Kakwa Stone Biscuit-Craft-Chiseled-Rectangle
- Ferrara Dark Grey Manufactured Stone Handmade Brick Veneer
- Light Grey Stucco
- Dark Grey Stucco
- Terra Cotta - Breeze Block
- Corten Rusted Steel

Per Sec. 11-6-3(B)(5) of the Mesa Zoning Code, no more than 50% of the total façade may be covered with one (1) single material. The proposed architectural drawings have provided a façade calculation to show that each material does not exceed the 50% threshold and will create an evenly distributed and diverse palette for each façade.

While three of our facades are fully compliant, we're seeking a bit of flexibility for the back facade, which serves primarily as a service entrance. We're planning to use a diverse mix of materials there to maintain a dynamic design that aligns with our overall architectural vision.

Per, Sec. 11-6-3(B)2 of the MZO, the site is designed so that no wall plane is more than 50' without some sort of change in texture, color and/or plane. The building also provides undulation along each building wall to help break apart any monotony in text, plane, or material. In addition

**Pathangay Architects, llc**

to the undulation of each facade, the building will also host wainscot features and rooftop paneling to create a base and top feature that differentiates from the middle portions of the building wall while creating a vertical change in plane and dimension.

### **Trash Enclosure**

The existing trash enclosure color & material scheme will be consistent with the principal building.

### **General Plan Character**

According to the General Plan Character Area Map, the designation for this property is Mixed Use Activity District. Per Chapter 7 of the General Plan, the primary focus of the Mixed-Use Activity District character area designation is a largescale (typically over 25 acres) community and regional activity area that usually has a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. The proposed use conforms with the general plan.

### **Conclusion**

This Project provides a compatible use that implements unique design characteristics that are consistent with the Mesa Zoning and Design Standards and are properly compatible with the surrounding architecture. The intent of the Project will revitalize what is an existing dilapidated property with a more contemporary designed and appropriate land use.