

## Southern & Gilbert Redevelopment – Chipotle

12/15/23 –DR & Minor Site Plan Amendment Narrative

### Overview:

We are seeking to revitalize the former Arby's restaurant property at the SWQ of Gilbert and Southern. The parcel is approximately 7,710 sf and the tax parcel number is: 139-08-454. This former Arby's location has been closed for over 10 years. The building was subsequently leased to TitleMax. TitleMax has since shuttered the location, leaving the property vacant and non-contributing to the economic vibrancy of the City of Mesa. We look forward to revitalizing the 40+ year old building and to bringing a new, sought-after use to the area.

The subject parcel is zoned LC, Limited Commercial. We are seeking to utilize the same zoning designation for the proposed renovation project. Our proposed modifications to the site are limited in scope. We are seeking to reutilize the existing building and to make only minor modifications to the building and the immediately adjacent parking lot. We are seeking a Minor Site Plan amendment, as recommended by City Staff.

### Existing Site Conditions:

The property is part of the Southern Manor I and II subdivision and shares a parking field with the Harbor Freight Tools anchor building, the Circle K on the hard corner, and is across the street from Mesa High School. It is positioned in an area that is primed for revitalization. While the majority of retail in the area is very outdated, there is a fairly new Family Vet Center and Burger King in the vicinity.

All necessary utility connections and offsites to develop this new pad exist in-place. Our proposed project does not require any additional curb cuts, nor does it require improvements to the wet or dry utilities.

We are including a traffic statement, even though it is not required as part of this submittal. The traffic statement highlights that by reusing the existing building and making no changes to driveways, site access or drive isles, that we are maintaining the intent of the site's original zoning and will not generate incremental traffic. Since the Chipotle concept only has a "drive up" window – rather than true drive through traffic like the former Arby's - we anticipate the site will generate less traffic volume than the site was originally engineered for. There is no menu board.

### Proposed Development:

We intend to renovate the existing building into a newly designed, state-of-the-art Chipotle concept known as "Chipotle". This concept features a "drive up" window for customers who have pre-ordered and paid in advance via Chipotle's mobile app. It will also include traditional indoor dining area. This modern concept has significantly lower traffic impact than a standard drive-through use as there is no

menu board and no ability for customers to order in-line. Existing Chipotle locations across the country have an average car stack of 2 vehicles, and rarely exceeds 4 vehicles during any peak 15min time-period.

As this parcel is small and includes only the building area, it will utilize the adjacent common area parking for the proposed development. The existing CC&R document governing this parcel entitles it to shared parking with the shopping center.

For the building façade improvements, we have utilized the design façade colors and more modern design elements in the newer Family Vet Center and Burger King for the redesign of our building façade in order to be complementary to the existing environment, while still elevating the design in the area.

As such, all required parking for the proposed use will continue to be provided on the adjacent the shopping center parcel. All landscaping and site improvements will be brought in compliance with current City of Mesa standards, as required.

#### Proposed Improvements:

Per our discussions with Kwasi Abebrese at the City dating back to this July and August, we have confirmed that the scope of building and site renovations meet the site's existing zoning and enable a submission under the Minor Site Plan modification process.

#### Minimal Building Modifications Include:

1. Roof Screening/Modifications: We will utilize architectural metals for screening, but not corrugated metals as they are not approved by the City. The roof will be fully screened. We will replace the existing roofing with new decking and a new TPO roof system. The existing structural components of the roof will remain intact.
2. Façade materials: Even though City code requires 3 materials, we proposed to use 4 separate building materials: 1) New Application of the Portland Cement Stucco in the 'Fog' color; 2) New Arch Fab Metal Panels – 'Rustic' Texture; 3) New Permaflour Charcoal Metal Slat Wall (Architectural Feature); and 4) Existing CMU Block Wall which we will expose and paint 'Knight's Armor'. These materials and calculations for material quantities are referenced on the elevations. Our proposed elevation colors and materials are similar to the Family Vet Center and Burger King building in the existing area. The key with these elements is to provide new, refreshed materials, conducive to the latest redevelopment efforts in the area, while maintaining the sanctity of the existing building structure.
3. Interior Floor Plan: We plan to demolish the non-structural components of the interior of the building and construct a new interior for Chipotle's "Chipotle" concept.

#### Elevation Modifications Include:

- Color elevations included in this submittal.
- All dimensions, including width and height, are also included in this submittal.

- Existing perimeter walls to remain.
- Prep exterior walls to receive new EIF's
- Completely remove the existing mansard roof structure.
- Patch and repair parapets accordingly.
- Remove existing DT window. Replace with Chipotle standard DT window.
- Prep front of building to receive new store front.
- Add new exterior doors and frames.

Site Modifications Agreed to Include the Following:

1. Parking Lot Changes: we do not intend to eliminate any parking spaces. The proposed renovation scope includes light milling and restriping to improve the conditions of the surface and will adhere to the Minor Site Plan Amendment (MSPA) process. If the removal of any parking spaces becomes a necessity to meet the City's trash enclosure and landscaping requirements, such removal will be minimized and will be reviewed with City Planning Staff in advance.
2. Landscape Plan/Screening: As required by the City to provide screening for the "drive up" lane, additional screening with City-approved shrubs and trees will be provided.
3. Pedestrian Improvements: As required by the City, we will add pedestrian walkways and appropriate striping to maintain a safe environment for pedestrians.

Additional Site Plan Modifications Agreed to Include:

- Mill existing asphalt parking adjacent to building.
- New asphalt overlay at milled areas.
- Stripe parking area. Parks to be 90 degrees.
- Demo existing dumpster enclosure behind building
- Build new double dumpster enclosure.