



August 8, 2022

City of Mesa, Arizona  
Planning Division  
55 N Center St  
Mesa, AZ 85201

RE: Project Description/Narrative  
Denny's Restaurant

The property is located on the northwest corner of East Warner Road and South Signal Butte Road, at The Point Plaza in Eastmark, Mesa, AZ 85212 a Mixed-Use Community character area designation of the City's General Plan. According to this plan, the focus of the Mixed-Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of land uses including low- to high-density residential, commercial, employment, civic and recreational uses. The proposal for Denny's Restaurant lines up with the overall Eastmark Vision illustrating a family-oriented restaurant that fits the community lifestyle at the center of business. The restaurant will host a 550 SQ.FT. attractive, and carefully shaded pleasing outdoor patio for 50 customers, overlooking the palm tree streetscape. The dining halls will provide service for 126 customers, with parking options for delivery services and food pick up.

The proposed 3,993 SQ.FT. new build restaurant will conform to all the design guidelines that enhance and strengthen the character of the community. In addition, building features and enhancements such as bike racks, benches, shaded seating areas as well as additional landscaped and shaded walkways will be installed within the project.

The building's design will encourage architectural interest and style with varying elements and projections that continue the theme of the community. The proposed patio enclosure visible from the street will also be designed similar to the architectural character of the community and meet all required character criteria.

Please let us know if you have any questions.

Respectfully,



**Akram Rosheidat, Architect PhD LEED® AP**  
Principal

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