

September 10, 2024

Project Narrative

Project: Hawaiian Bros
1440 West Southern Avenue
Mesa, AZ 85202

Excel Engineering, Inc is requesting Site Plan review and approval for the redevelopment of parcel 134-28-674B located at 1440 West Southern Avenue in the City of Mesa for a Hawaiian Bros quick-serve restaurant. The property currently consists of a Carl's Jr. quick service restaurant. The existing building will be remodeled into 3,542 S.F. of conditioned space and 757 S.F. of un-conditioned outdoor seating space within the existing footprint. The quick-serve restaurant will have dine-in, carry-out, and drive-thru service. The property is zoned LC-Limited Commercial. The proposed use will remain the same and is a permitted use.

The property size is 0.47 acres (20,724 square feet), and the proposed restaurant is 3,542 square feet with (46) proposed interior seating spaces. The existing drive-thru lane will remain along the north and west side of the building with (7) proposed queuing stalls. Parking layout for the project will remain the same. The waste enclosure will be re-used and remain in the existing location on the northwest corner of the property. The site drains overland via existing flumes and the drainage basins are proposed to remain the same.

October 15, 2024



City of Mesa Development Services
Attn: Tulili Tuiteleapaga

Re: ZON24-00812/DRB24-00813 - Hawaiian Bros Mesa

Please find the following in response and clarification to the review comments and as an extension of the original project narrative written September 10, 2024.

Excel Engineering, Inc. is requesting an alternative compliance from Section 11-6-3(B)(5)(f): Predominant facades colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors as the predominant building color, such as black or fluorescent colors, are prohibited. Building trim and accent areas may feature brighter colors. Accent colors shall cover no more than five percent (5%) of street-facing facades. The aquarium color is essential to the Hawaiian Bros brand, and we feel it shall be used as a predominant color at this location. We feel that the addition of the white EIFS band wrapping the perimeter of the building meets the criteria listed in Section 11-6-3(B)(7)(b)(iv.) as it now better fits into the context of the area. The architectural characteristics appear to vary from building to building around the overall development, and we feel that the colors and architectural elements we provided will better meet the design objectives described in the City's General Plan.

Sincerely,

Excel Engineering, Inc.

A handwritten signature in black ink, appearing to read "Jay Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jay Johnson
Principal