



STEWART + REINDERSMA ARCHITECTURE, PLLC.

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June 25, 2021

Prepared for: City of Mesa – Planning Division  
55 N. Center Street  
Mesa, Arizona 85211

RE: Angela's Seafood  
2848 S. Signal Butte Road  
Mesa, Arizona 85212  
SRA #21055

Pre-Submittal Narrative

Stewart + Reindersma Architecture, pllc, in association with Angela's Seafood, is pleased to present this Application for site plan and design review for Angela's Seafood located at 2848 S. Signal Butte Road. The Maricopa County Assessor's parcel number is 304-04-988

Angela's Seafood will occupy an existing vacant pad (zoned AG) near the SWC Signal Butte & Guadalupe Roads. The project will utilize the existing drive entrances and drive aisles of the connected developments. The proposed site will provide additional parking to the center and will feature a dual drive-through lane, enclosures for both trash and recycling, and landscaping to complement the development.

Service consists of fast-food seafood entrees and sandwiches and cold drinks by drive-thru and walk-up only. No interior or exterior seating will be provided. Steel canopies will be provided over service doors. drive-through lane will be completely covered for customer comfort. There will be two drive-thru lanes for enhanced stacking (total of 241'), curving to form a single queuing lane for ordering at the interactive kiosk and pick-up at the drive-thru window.

The Angela's building has a very small footprint (approximately 2170 SF, including the covered drive-through lane) with finishes which highlight the nautical theme of the restaurant: EIFS, metal roofing, steel canopies, and vinyl shake siding. The building parapet will completely screen all roof mounted mechanical units. The aesthetic of Angela's Seafood is deliberate and will correspond with the neighboring developments as related projects while being uniquely their own through configuration, density, and color/material palette.

Angela's Seafood is a vibrant, new business and will have a positive effect on the surrounding neighborhood and other businesses by generating interest and commerce on what is currently a vacant site. We are very proud to be involved in creating such a quality project to serve the needs of the surrounding neighborhood and community.

Please contact us if you have any questions or need more information.

Sincerely,

**Stewart + Reindersma Architecture, pllc.**

A handwritten signature in dark ink, consisting of a stylized 'S' followed by a horizontal line that curves upwards at the end.

Sake Reindersma, AIA  
Sr. Partner