



Proposed Chick-fil-A Drive-Thru Restaurant

1320 W Southern Ave., Mesa, AZ 85202

Project Narrative

January 30, 2023

Thank you for considering this proposal for a new, drive-thru only Chick-fil-A restaurant located at 1320 W Southern Ave.

This application is being submitted by 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 1.47 acres of commercial property (APN: 134-28-866). The property is zoned Limited Commercial (LC) and resides in the Fiesta Village Shopping Center. The site is currently undeveloped land. The proposed building will be new construction of a 2,656-sf drive-thru only restaurant.

The proposed building will be a three-lane drive-thru which merges into two lanes. There are 48 proposed outdoor seats with no interior seating. There will be adequate drive-thru stacking as well as parking on site (32 total). The project will also include two canopy structures and a trash enclosure. The proposed hours of operation for the new restaurant are from 6:30am to 10:00pm on Monday through Saturday and closed on Sundays.

We incorporated low-water use, desert planting throughout the site. Landscaping was used to screen the less-desirable places such as the utilities. At the trash enclosure, we kept trees to remain and added vines to screen. Large trees in the parking lot were used to create shade where we were able.

We are requesting alternative compliance on MZO Section 11-6-3.B.5, "no more than 50% of the total façade may be covered with one single material" based on MZO Section 11-6-3.B.7.b.iv – The proposed alternative is aesthetically more complementary to the site and better fits into the context area since our design matches the surrounding businesses.

We believe this new Chick-fil-A restaurant will be an asset to the City of Mesa and will be well received by the surrounding community. Thank you for your review.