



Friday, January 20th, 2023

City of Mesa
Planning and Zoning Department
55 North Center Street
Mesa, AZ 85201

Re: DIP Permit Submission
QBD Dunkin – Mesa, AZ
352 E. McKellips Road, Mesa, AZ 85201

To whom it may concern,

Larson Design Group is pleased to submit planning and permit application documents to the City of Mesa for the development of a Dunkin located at 352 East McKellips Road, Mesa, AZ 85201. This project is being submitted to the city for review under the requirements of a Development Incentive Permit (DIP).

The proposed project consists of the demolition of an existing gas fueling canopy and gas attendant kiosk in order to construct an 1,800-sf Dunkin with drive thru use. Ancillary improvements are as follows:

- Replacement of perimeter sidewalk, curb, and gutter
- Screening/landscaping improvements along with installation of an irrigation system
- Construction of screen walls along the property frontage, side, and rear property lines.
- Construction of new utility services as follows:
 - 2" domestic water service
 - 6" fire water service
 - 4" sanitary sewer lateral
 - Storm sewer and on-site underground pipe retention with dry well.
 - 2" natural gas service lateral
 - 3-phase, 600-amp electrical service

Project site Information is as follows:

- Physical Location: Northwestern corner of the Mesa Drive/E. McKellips Road intersection.
- Address: 352 E. McKellips Road, Mesa, AZ 85201
- APN: 136-14-019B
- Zoning District: Limited Commercial (LC)
- Use:
 - Existing Use: Vacant gas station

Larson Design Group

2390 East Camelback Road, Suite 130, Phoenix, AZ 85016
689.710.0019 | larsondesigngroup.com



- Proposed Use: Eating & Drinking Establishments w/Drive-Thru Facilities (Permitted Use)

Information for the adjacent properties is as follows:

- North & West:
 - APN: 136-14-019D
 - Owner: Salt River Project A I & P D
 - Address: 2020 N. Mesa Drive, Mesa, AZ 85201
 - Zoning: Limited Commercial (LC)
 - Use: Contractor laydown / storage yard
- East:
 - Mesa Drive
 - APN: 136-13-004Q
 - Owner: Frederick D. Frey
 - Address: N/A
 - Zoning: Multiple Residence (RM-4)
 - Use: Vacant lot
- South:
 - E. McKellips Road
 - APN: 136-23-019C
 - Owner: Galassini Properties, LLC.
 - Address: 367 E. McKellips Road, Mesa, AZ 85201
 - Zoning: Limited Commercial (LC)
 - Use: Auto Repair
 - APN: 136-23-019A
 - Owner: Mesa Unified School District No. 4
 - Address: 325 E. McKellips Road, Mesa, AZ 85201
 - Zoning: Single Residence (RS-43)
 - Use: McKellips Middle School



Building Information is as follows:

The Main entrance will be on the southeast corner of the building facing McKellips Rd. This entrance has several features to indicate the location. A canopy over the entrance, direct path from parking to entrance, and surrounding storefront. The orientation of the building is dictated by the requirement to face the primary street as well as Pre-planning requirements to be located at the southeast corner of the site.

Exterior Building design information is as follows:

The proposed Maximum height of the building is to be 24'-5" complying with zoning districts maximum height of 30'. The side elevations exceeding 50 feet provide a change of materials and change of plane to avoid blank uninterrupted wall lengths. The roof line doesn't exceed 100 feet requiring vertical modulation. This building does have some accent bands for added depth and shading. Surrounding parapets are raised to screen all mechanical equipment located on the roof. A line of site elevation sheet is provided to show the equipment is not visible from the edge of property. SES Equipment and Fire riser have been located internally on the building plan to hide from public view.

Exterior site Light photometrics and light fixture cut sheets have been included.

A Phase II Environmental Site Assessment (Ph 1 ESA) dated January 13th, 2022 was prepared by Environmental Technology, Inc. (En Tech) which identified locations of former underground fuel storage tanks. Several soil borings were performed, and multiple borings revealed evidence of petroleum contamination. This pollution will be fully remediated by the land owner prior to the commencement of this project.

Stormwater management for the project project will be handled through the capture and retention of the 2-year, 100-year design storm in underground 10-ft diameter storage pipes and a dry well structure.

If you have any questions please feel free to contact me at LDG's Phoenix, AZ office at (480) 358-8352 or via email at mhreh@larsondesigngroup.com.

Sincerely,

Mike Hreha
Sr. Practice Manager
Larson Design Group, Inc.



Cc: Coleman Gregory – Larson Design Group
Brent Dressler – Larson Design Group
Lisa Bouska – Quality Brand Group
Conrad Wilderson – Quality Brand Group

File: 13220-001

CCG/ccg