

**HITCHENS ASSOCIATES  
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September 1, 2020

City of Mesa  
55 N. Center St.  
Mesa, Arizona

Re: New Taco Bell Restaurant  
NEC Signal Butte and Southern  
Project Narrative

This proposed new project is a 2,166 square foot Taco Bell restaurant with a drive through and 40 seat dining room. The site is located at the northeast corner of Signal Butte Road and Southern Avenue. Currently the pad location is vacant. Taco Bell sees this as a viable use and need given the current and proposed infill development in the surrounding area. The site is part of the Signal Butte and Southern Retail Center which is a planned 10-acre retail development. The Mesa General Plan has this site designated for retail use.

Adjacent to the site on the north is a free-standing multi-tenant retail building. To the east is vacant land. West of the property across Signal Butte Road is a large shopping center. To the south adjacent to the site is a Circle K convenience store and fuel station. The primary entrance to the future Taco Bell restaurant will be from a shared driveway between the Circle K and the subject property. A secondary entrance will be from another shared driveway to the north with the retail building. The dual trash enclosure will be located to the rear of the property with direct access to a loop drive that exits onto Signal Butte Road and Southern Avenue. Storm water will be retained in surface retention basins and an existing underground storm water retention tank.

The site is currently zoned LC. It is made up of one parcel which contains 37,724 square feet. Given the size of the restaurant plus the outdoor dining, it will require 22 parking spaces. The site is designed to accommodate 31 regular parking spaces and two accessible spaces for a total of 33 spaces. Of these spaces, 23 are existing as all of the site perimeter infrastructure is already in place. Most of the existing parking spaces are used by other others given their proximity to the free-standing retail building to the north. These parking spaces are also across the drive through from the restaurant so there was a need to create more convenient parking for the restaurant use and dining

room. The entrance to the drive through is at the rear of the building so at peak drive through use times queuing will occur away from the streets and other businesses.

This portion of the overall development at this corner was envisioned at the outset for a quick service food user like Taco Bell. Being an international brand, Taco Bell will bring value and upgrading to this locale. The prototype building proposed is the latest design concept currently offered by the brand and features fresh new sustainable building materials of pre-finished sealed rusted metal, a cementitious panel reveal system and metal canopies above the glass and entries. Additionally, we have added to the design a covered outdoor dining patio at the southwest corner adjacent to the dining room and a covered roof structure at the drive through window. All of which will further enhance the project.

Sincerely,

Gregory L. Hitchens

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