

September 8, 2020

City of Mesa
Department of Planning
55 N. Center St.
Mesa, AZ 85201



ADN Architects
Armet Davis Newlove & Associates

Re: **Justification Letter for the Proposed Dutch Bros Coffee Stand**
2709 S. Signal Butte Rd.
Mesa, AZ 85209
APN: 304-02-989

Dear Planning Staff,

Please accept this description as the justification letter to accompany the submittal of the remainder of the required documents for our Design Review Board Submittal.

This application is for the proposed development of a new 871 sq. ft. Dutch Bros Drive Through Coffee Stand constructed on a 41,808 sq. ft. portion of a 156,744 acre parcel (APN 312-06-961). The subject parcel is zoned LC and is currently a vacant lot. The proposed use is compatible with all applicable provisions of the Development Code, and therefore the existing zoning and comprehensive plan land use designation. It is also compatible with adjacent land uses (all abutting parcels are within the same zone). The Dutch Bros will be constructed within the proposed Center Point Plaza Shopping Center which includes an Aldi Grocery Store and a fast food restaurant use, as proposed and approved through separate design review (ZON18-00597). Access to the Dutch Bros will be primarily from the East off of Signal Butte Road with additional cross-access from the surrounding shopping center.

The double drive through has been designed to hold a twenty-nine car stack and its layout does not encumber traffic on the public streets. Orders are taken by hand by employees carrying iPad's, they are not placed at a menu board, therefore MZO Section 11-31-18-E will be met.

Per the conditions of approval for case ZON18-00597, Pad A, a fully covered canopy is proposed over the drive thru window. We have also integrated at least three (3) different and distinct materials on all façades per MZO section 11-6-3(B)(5)(c) but are requesting an alternative compliance for material coverage according to MZO Section 11-6-3(B)(7). We feel we meet section (iv), in that the proposed alternative is aesthetically more complementary to the site, better fits into the context of the area and improves the overall architectural appeal of the area. Due to the very small size of the rear (east) elevation, we feel that increasing the other material coverages to reduce the Nichiha to less than 50% would create too much of a disconnected look.

The coffee stand will not have public access to the interior and no exterior seating is proposed. The drive-thru and walk-up window will operate 5:30am - 10pm Sunday through Thursday and 5:30am – 11:00pm Friday through Saturday. The restaurant typically will have 2 deliveries a week. There is anticipated to be 40 to 50 employees with a shift crew size of 4-6 people.

We appreciate the opportunity to submit this proposed development for your review. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Deppe AIA, NCARB, CASp

Date: September 8, 2020

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