



STEWART + REINDERSMA ARCHITECTURE, PLLC.

October 28, 2020

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

RE: Ziggi's Coffee
Shops at Sossaman
7645 E. Guadalupe Road
Mesa, Arizona 85212
SRA #20044

Narrative

Stewart + Reindersma Architecture, PLLC, in association with Ziggi's Coffee, is pleased to present this Pre-submittal application to amend an existing approved site plan and design review for Ziggi's Coffee located at 7645 E. Guadalupe Rd. The Maricopa County Assessor's parcel number is 304-04-816.

Ziggi's Coffee will occupy an existing vacant pad (zoned LC) in the Shops at Sossaman Shopping Center located at the SEC of Sossaman and Guadalupe Roads. The project will utilize the existing drive entrances and drive aisles of the center. The proposed site will provide additional parking to the center and will feature a dual-drive thru lane, enclosures for both trash and recycling, an open patio, and landscaping to complement the existing center.

Service consists of coffee/espresso type beverages and cold drinks by drive-thru and walk-up only. No food production, nor interior seating will be provided. Steel canopies will be provided over doors, drive-thru and walk-up windows for customer convenience. There will be two drive-thru lanes for enhanced stacking (total of 261'), curving to form a single queuing lane for pick-up at the drive-thru window.

The Ziggi's building has a very small footprint (approximately 650 SF) with contemporary finishes which consist of EIFS, metal siding, smooth EIFS wainscoting to match the center, and steel canopies. The building parapet will completely screen all roof mounted mechanical units. The modern aesthetic of Ziggi's Coffee is deliberate and will correspond with the neighboring developments as related projects while being uniquely their own through configuration, density, and color/material palette.

Ziggi's Coffee 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, appearing to be 'Sake Reindersma', with a stylized, sweeping flourish extending to the right.

Sake Reindersma, AIA
Sr. Partner