



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Starbucks Shell Building 356 N. Stapley Drive

The proposed project consists of a new ground-up single-story building of approximately 940 square feet. The use of the building is for a Starbucks drive-thru coffee. A walk-up service-only window next to a small outdoor patio of 293 square feet on the north side of the building. There will be no interior dining or public uses inside of the building.

The proposed exterior finishes are a mix of durable; stucco, masonry, aluminum composite panels, and glazing, providing a high-quality, attractive look. The articulated building form with these materials provides an aesthetically pleasing architecture that will enhance the surrounding developments.

The site vehicle access is from University Drive and Stapley Drive. The existing driveways will be removed and replaced with new driveways per City of Mesa standards. A dedicated emergency access drive is through the site and, the building will have an automatic sprinkler system. The On-site parking count meets the code and is set back from the property line adjacent to Stapley Drive by 72 feet and University Drive by 79 feet. Pedestrian access is provided a walkway from East University Drive and a direct walkway from the bus stop on East Stapley Drive.

The drive-thru lane is screened by quality landscaping and 40" high CMU staggered screen walls. Shade trees are provided along the drive-thru lane to ease the hot sun on the patrons. A 2 1/2-foot foundation base along the exterior of the building next to the drive-thru lane. The stacking distance of 100 feet from the ordering speaker to the drive-thru window and a queuing stacking distance of 63 feet. The drive-thru pick-up window is architecturally integrated into the building design with a large awing above.

The existing parcel numbers are 138-20-024A and 138-20-024B; these properties are planned to be combined into one lot. The existing zoning is LC. The north parcel of the site is vacant, and the south parcel has an existing building planned to be demolished. Surrounding property to the west and south are both zoned LC.

Development Incentive Permit:

This site will be greatly impacted by the road and intersection improvements City of Mesa Project # C05041. This Right of-Way improvement includes expansion of the right-of-way by 19-feet along University Drive and 15-feet along Stapley Drive, reducing the lot width and length. This decrease in parcel size on an requires the Development Incentive Permit items requested below as they are necessary to accommodate the proposed development.

Landscaping:

Western property line

1. MZO 11-33-3.B – non-single residence uses adjacent to non-residential districts shall provide a 15-foot landscape buffer
 - A 5-foot landscape buffer is requested.

Southern property line

2. MZO 11-33-3.B – non-single residence uses adjacent to non-residential districts shall provide a 15-foot landscape buffer
 - A 10-foot landscape buffer is requested.

Eastern property line

3. MZO 11-6-3.A - Front and street-facing building setbacks shall be landscaped to the standards in Table 11-33-3.A.4. If a property abuts a proposed street expansion, required setbacks (building and landscaped) shall be established from the future right-of-way line instead of the property line. ZO 11-33-3.B – non-single residence uses adjacent to non-residential districts shall provide a 15-foot landscape buffer
 - A reduced landscape buffer is requested.

Trash Enclosure

4. MZO 11-30-12.B – The solid waste and recycling area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by the Mesa City Code to be constructed and maintained unencumbered according to fire and other applicable building and public safety codes.
 - The solid waste (trash enclosure) shall be located within the required landscaped area is requested.

Parking Lot/Drive aisle screening

5. MZO 11-30-9.H – Parking areas and drive aisles shall be screened from street(s) with a masonry wall. A setback of at least 10 feet shall be provided between the screen wall and the ROW.
 - The parking screen walls as located on the Site Plan are requested.

Setbacks at Intersection

1. MZO 11-30-10 Drive aisles shall be setback at least 50 feet (50' radius) at arterial/arterial intersections.
 - Encroachment, as shown, into the setback is requested.