

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 7/27/2021
Agenda Item: 8**

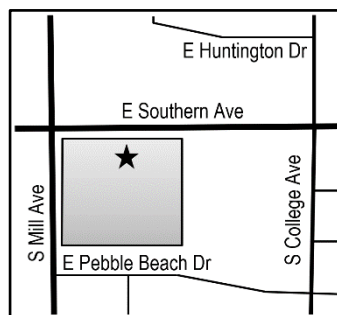
ACTION: Request a Use Permit to allow a restaurant with a drive-through for TEMPE EATS, located at 85 East Southern Avenue. The applicant is Andrews Design Group, Inc.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE EATS (PL210162) is a “food hall” style restaurant proposed in an adaptively reused pad building at Valley Fair Shopping Center, located on the southeast corner of East Southern Avenue and South Mill Avenue in the CSS, Commercial Shopping and Services District. A “food hall” is a restaurant concept similar to a food court which has multiple restaurants under the same roof with common areas and services but typically consists of separate restaurants, each with its own kitchen, hood line, cooking equipment, and cashier. On contrary, TEMPE EATS plans to implement a common point-of-sale system with the ability to order from multiple restaurants on the same receipt. Shared services will be used to reduce labor costs. The ability to share pick-up windows, common areas, and a large commercial kitchen helps reduce startup and operating costs. The project’s scope of work includes minor site, landscape, and elevation modifications to accommodate a new drive-through lane and pick-up window along the east side of the building and new patios at the northwest and northeast corners of the building. Unlike traditional drive-throughs, this drive-through is primarily for online and phone orders and does not require typical vehicle stacking/queuing, a menu board, or voice intercom. A Minor Development Plan Review is required for the proposed site and elevation modifications. The request includes the following:

ZUP210162 Use Permit to allow a restaurant with a drive-through.



Property Owner	South Mill, LLC / EC Valley Fair Refi 2016, LLC
Applicant	Don Andrews, Andrews Design Group, Inc.
Zoning District	CSS
Site Area	329,183 s.f.
Total Building Area	90,166 s.f.
Pad Building Area	5,507 s.f.
Lot Coverage	3.6% (50% max. required)
Landscape Coverage	9% (6% min. required per Variance granted on 4/13/1988)
Building Height	24' (35' maximum allowed)
Building Setbacks	52' front, 91' east side, 154' west side, 321' street side, 417' rear (0', 0', 0', 0', 10' min. required)
Vehicle Parking	458 spaces (454 min. required per shared parking model)
Bicycle Parking	52 spaces (43 min. required)
Hours of Operation	To be determined

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Shelly Seyler, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

TEMPE EATS (PL210162) will avoid typical menu offerings from restaurant chains but instead focus on regional concepts and ethnic tastes. It also plans to provide restaurant-as-a-service which allows chefs the opportunity to focus on high-quality food. Furthermore, TEMPE EATS plans to offer business management assistance and all of the infrastructure, including self-ordering kiosks, online ordering, robotics, delivery services, take-out, drive-through, and indoor/outdoor dining areas.

The project is authorized to be processed through the City's Adaptive Reuse Program pursuant to City of Tempe Zoning and Development Code (ZDC) [Section 6-314, Adaptive Reuse Program](#). The purpose of the program is to facilitate the reuse of underutilized buildings while providing needed services and amenities to the community. Projects as such often occur increased costs related to use of new innovation and technologies, and many sites are constrained by the existing size and layout, making code improvements difficult.

Pursuant to ZDC [Section 4-603\(E\), Parking Standards Applicable in the Adaptive Reuse Program](#), TEMPE EATS may be parked at 1 space per 150 square-feet as opposed to the regular standard of 1 space per 75 square-feet, and not require parking for hallways, restrooms, kitchens, storage areas, and outdoor dining areas up to 500 square-feet. Additionally, pursuant to ZDC [Section 4-704\(F\), Adaptive Reuse Program](#), TEMPE EATS is also exempt from parking facility standards identified in ZDC Section 4-704(A) through 4-704(D) such as required landscape treatment at the end of parking rows, parking lot landscape dimensions, and parking screens.

PUBLIC INPUT

A neighborhood meeting is not required for this use permit request. Staff has not received any public comments as of the publishing of this staff summary report.

USE PERMIT

The proposed use requires a Use Permit to allow a restaurant with a drive-through in the CSS zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the change from retail to restaurant is expected to increase vehicular and pedestrian traffic but not at a significant level. The shopping center is designed to handle the additional traffic thanks to the number and location of driveways, parking areas, and drive aisles. Furthermore, there is adequate separation between the driveways and the drive-through entrance to prevent conflicts with ingress and egress to the shopping center.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed restaurant and drive-through use is not expected to generate emissions greater than ambient conditions that would otherwise cause a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the project is not expected to contribute to the deterioration of the neighborhood nor the downgrading of property values. The adaptively reused building aligns with policies for rehabilitation as set forth in the City's adopted plans and General Plan.
4. *Compatibility with existing surrounding structures and uses*; two (2) other drive-throughs operate within Valley Fair Shopping Center, two (2) for restaurants and one (1) for a liquor store. Moreover, there are other drive-throughs in the vicinity, two (2) at Huntington Square across Southern Avenue, and two (2) at the Fry's Marketplace catty-corner from Valley Fair Shopping Center.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the drive-through is not expected to cause disruptive behavior. The entrance is appropriately setback from all property lines and driveways.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Minor Development Plan Review is approved and a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The Use Permit is valid for Tempe Eats and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
- Live entertainment (indoor and/or outdoor) requires a separate Use Permit.
- Series 6 or 7 liquor licenses requires a separate Use Permit.

HISTORY & FACTS:

- December 13, 1963 Building Safety Department passed the final inspection for a PAD building, located at 125 East Southern Avenue.
- April 2, 1973 Design Review Board approved the building addition (840 s.f. canopy & 842 s.f. addition), sign, and landscaping for FIRST NATIONAL BANK BUILDING (DR-72.180) located at 125 East Southern Avenue, in the C-2 District.
- April 13, 1988 Planning & Zoning Commission approved the following for VALLEY FAIR SHOPPING CENTER (SIP-88.14), located at the SEC of Mill and Southern Avenues:
a. Waive required 6' masonry screen wall and landscape strip between service and residential uses on the south property line.
b. Reduce required on-site landscaping from 10% to 6%.
c. Waive required landscape islands at the ends of certain rows of parking.
d. Waive required screening of mechanical and storage equipment on site.
- October 29, 1993 City Council approved the following for VALLEY FAIR SHOPPING CENTER (SIP-93.51), located at 7 East Southern Avenue in the C-2 District:
Use Permits:
a. Allow parking to be provided based on demand.
b. Allow a health club (34,273 s.f.).
Variance:
c. Allow a center with less than 100,000 total gross floor area to provide parking based on demand.
- September 22, 2009 Development Services Department staff approved shared parking analysis for VALLEY FAIR SHOPPING CENTER (PL090337), located at 5 East Southern Avenue in the CSS, Commercial Shopping & Services District.
- June 6, 2017 Hearing Officer approved a use permit to allow a restaurant with a drive-through for VALLEY FAIR SHOPPING CENTER – PAD B (PL170111), located at 125 East Southern Avenue in the CSS, Commercial Shopping & Services District.
- August 24, 2017 Community Development Department administratively approved a Shared Parking Analysis for VALLEY FAIR SHOPPING CENTER – PAD B (PL170111), located at 125 East Southern Avenue in the CSS, Commercial Shopping & Services District.
- October 2, 2017 Community Development Department administratively approved a Development Plan Review to allow minor site and elevation modifications for VALLEY FAIR SHOPPING CENTER – PAD B (PL170111), located at 125 East Southern Avenue in the CSS, Commercial Shopping & Services District.
- August 7, 2018 Hearing Officer approved a use permit to allow a restaurant with a drive-through for VALLEY FAIR SHOPPING CENTER – PAD B (PL180193), located at 125 East Southern Avenue in the CSS, Commercial Shopping & Services District.
- July 20, 2021 Community Development Department administratively approved a Shared Parking Analysis for TEMPE EATS (PL210162), located at 85 East Southern Avenue in the CSS, Commercial Shopping & Services District.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)

[Section 3-408, Drive-Through Facilities](#)

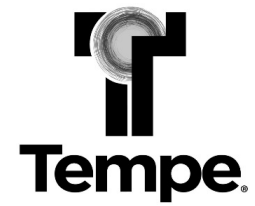
[Section 4-203, Development Standards for Commercial and Mixed-Use Districts](#)

[Section 4-603\(E\), Parking Standards Applicable in the Adaptive Reuse Program](#)

[Section 4-704\(F\), Adaptive Reuse Program](#)

[Section 6-308, Use Permit](#)

[Section 6-314, Adaptive Reuse Program](#)



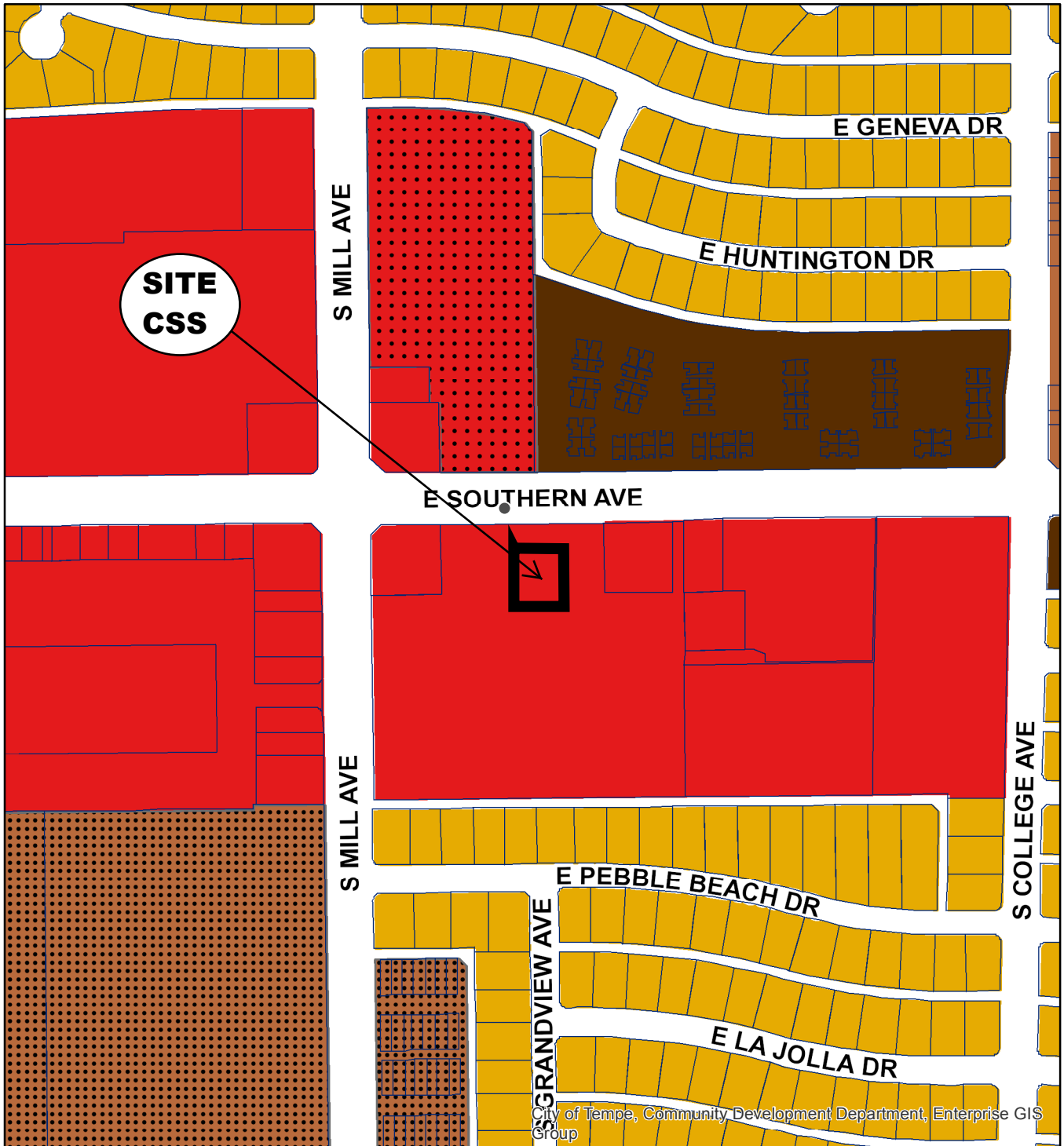
DEVELOPMENT PROJECT FILE







for
TEMPE EATS
(PL210162)

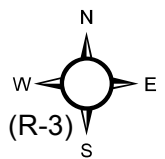
ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
- 5-6. Letter of Explanation Supplemental
7. Site Plan
8. Floor Plan
- 9-10. Blackline Elevations
11. Color Rendering
- 12-15. Site Context Photos

Tempe Eats



- | | |
|--|--|
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Limited (R-3) |
|  Single-Family Residential (R1-6) |  Multi-Family Residential General (R-4) |





Tempe

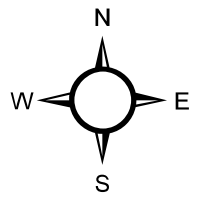
PL210162

Tempe Eats



City of Tempe, Enterprise GIS and Data Analytics Group

Aerial Map





December 28, 2020

To: City of Tempe Planning Staff

RE: Preliminary Site Plan Review Application (Letter of Explanation) – “Tempe Eats” (Pad ‘A’)

To whom it may concern,

Please accept this letter of explanation in reference to the matter described above.

Project Background:

This site is located at the SEC of Southern Avenue and Mill Avenue in the Valley Fair Shopping Center. The APN is 133-40-002M. The site is currently zoned CSS, as are the adjacent parcels at this southeast corner, which currently have restaurant and drive through uses already approved. At the other corners of this intersection, there are a series of similarly zoned parcels (CSS & PCC-1) containing a mixture of commercial/retail uses. Surrounding these commercial developments are a mix of single family and multi-family residential units.

The subject site, formerly referred to as Pad ‘A’, is currently occupied by a 5,500 square foot one-story structure which formerly housed a pet supply store. The building’s construction is a mix of CMU and EIFS, along with typical storefront framing and glazing, and a corrugated metal roof.

Project Goals:

Boulevard Investment Group intends to repurpose this building as a pickup window-focused “food hall” style full-service restaurant featuring approximately 3,270 square feet of indoor dining area, 1,000 square foot of outdoor dining/patio area and a pick-up drive lane for call ahead “to-go” orders. We would like to keep the existing building, and it will be fully remodeled inside and out, but the current parking configuration of the site would change based on the proposed outdoor dining areas, losing approximately 17 parking spaces at the proposed Tempe Eats site. We intend to gain back approximately 8 of those lost parking spaces at the rear of the L.A. Fitness to lessen the impact on the other tenants sharing the site. The provisions of the City of Tempe’s Adaptive Reuse Program should provide us flexibility in achieving compliance for this new use and a third-party parking study is being conducted to further ensure all tenants’ parking needs are properly accommodated and to satisfy the City’s parking requirements with Pad ‘A’ interpreted as an adaptive reuse restaurant.

We anticipate robust exterior and interior improvements, including a mural on the patio side of the exterior, though the full scope will be determined upon clarity of our development options. Standard permitting for these improvements will occur as well. This building is ripe for improvement, and our project goal is to breathe new life and beauty into the site and the building. We will improve and enhance the currently stale exterior elevation. Our aim will be to create a sense of “place” with a warm and inviting interior. We plan to upgrade the presently sparse landscaping with new abundant vegetation and native flora. Creating a lush and inviting atmosphere will bring positive attention, interest, and curb appeal to a rather unremarkable corner.

Request:

We are requesting approval of a restaurant/retail use at this location with drive through facilities to service that business. We will also be providing a small outdoor seating area for dining onsite and we are seeking approval for this as well. This request is to establish compliance with Zoning Ordinance Table 3-302A, Table 3-202A, section 3-408, and section 3-425.



Justification:

Our team is requesting approval of this change in use only. Given the existing site and the provisions of the city's Adaptive Reuse Program, we are not requesting relief from any setbacks or other development standards. As discussed above, this business is anticipated to operate as a "food hall" style restaurant, with an emphasis on pre-ordered meals through the pick-up window and dining in the outdoor seating areas, which in the current COVID climate should prove quite popular. Hours of operation are undetermined at this point, but will respect all applicable City of Tempe guidelines and regulations. We further anticipate that this type of business should have limited impact to pedestrian and vehicular activity. The revitalization of this currently vacant building will inevitably create more visitation, but not in a manner that exceeds what a comparable corner, with a thriving business, might generate. Please note that we have paid special attention to the vehicular queuing at this location. In reference to the adjacent parcels, we don't foresee an impact. This site is essentially self-sufficient, with the exception of a shared driveway along Southern Avenue. While we may see some additional traffic through this driveway, the site is already configured with code compliant curb-cuts, drive aisles, etc. Therefore, vehicular impacts should be minimal. The limited increase in pedestrian traffic should have no impacts.

There should not be any nuisance issues associated with this change in use. Noise, vibrations, heat, glare, etc. should be consistent with the current drive through traffic at the adjacent sites (Burger King to the west and D'Lite to the east). Odors are anticipated to be reduced versus typical quick service restaurant uses. The approval of this use permit would also provide some uniformity in the Planning for this intersection. As noted previously, there are similarly zoned parcels (CSS) nearby which appear to have been already been granted similar use Permits. The opposite corners also have auto focused retail and restaurant uses. Please note that, as it relates to concerns regarding any disruptive behaviors at this location, there is nothing inherent to this type of business that should generate issues. In terms of this use permit's effect on the surrounding community, we believe that the installation of an active, stable business at this location does more to improve the immediate area than leaving this site with an unsightly, low volume business in a rundown structure, or worse yet – vacant – as it currently sits. Setting a trajectory for positive growth in this part of Tempe is reinforced by providing quality business and development opportunities. This Zoning action provides exactly this type of opportunity.

Please feel free to reach out with any questions or concerns. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald A. Andrews, Jr.', written in a cursive style.

Donald A. Andrews, Jr., AIA
Founder and President, Andrews Design Group (ADG), Inc.



Tempe Eats Supplemental Information for Adaptive Re-use Letter of Explanation

To be considered together with the letter submitted by Andrews Design Group
December 28, 2020

Tempe Eats will be the world's first food hall of its kind. That's a bold statement. Let me explain.

First, what's a food hall? A food hall is an elevated food court. It has multiple restaurants under the same roof with shared seating. That's where the similarities end. A food hall will avoid the usual suspects of big box national fast food brands... no pizza by the slice, no Chinese food by the scoop, no hot dogs on a stick, and no generic value menu burger joint. A food hall caters to more regional concepts or more ethnic tastes. The idea is that you can take a lap and see what you're craving the most that day... Will it be Spanish tapas? Chimichurri steak? Sushi? Or its fusion cousin, the sushi burrito? Or a Cubano sandwich? Then, once the foodie in you has made a selection, it's time to quench your thirst. Shall it be a cold brew Vietnamese coconut coffee? Something from our wine bar? Craft beer from our tap wall? Or a handcrafted cocktail from our full bar? There's something for everyone to enjoy together in a social setting, including two dog-friendly patios. We also host events such as live music or community fundraisers. Food halls are extremely on trend. They are huge in Europe and Asia and they are popping up in most major metropolitan cities. Their number is expected to quadruple from 120 in 2016 to 450 across the USA by the end of 2020. There's one in downtown Phoenix called The Churchill, which is built out of recycled shipping containers.

So, Tempe Eats will be an exciting new food hall...but not just another food hall. What makes us truly unique is that we will not only be dine-in optimized but we will also be convenience optimized. We will make it truly easy for our customers to enjoy delicious and healthy food on the go. We will be the first food hall to have a drive-thru pick up window, so you can order ahead on tempeeats.com and have your food handed to you without ever having to leave your car. We will also have a walk-up pick up window to avoid crowds queuing inside. This will help enable social distancing and to prevent delivery/to-go orders from interfering with the onsite dine-in experience.

Behind the scenes, we operate much more efficiently than your typical food hall. A typical food hall is a collection of segregated restaurants, each with its own kitchen and hood line with cooking equipment and a separate cashier for each stall. Tempe Eats is all about technology and synergies. We take "sharing is caring" to the next level. We are on one common Point-of-Sale system with the ability to order from multiple restaurants on the same receipt. We utilize shared services for lower labor costs. We share pick-up windows, common areas, and a large commercial kitchen, which reduces startup costs and recurring operating costs. We are experienced business gurus, offering chefs the opportunity to operate alongside us, to focus on high-quality food and enjoy restaurant-as-a-service, where we do everything else. We provide business management assistance and all of the infrastructure, including self-ordering kiosks, online ordering, robotics, delivery services, take-out, drive-through, and indoor/outdoor patio dining in a food hall setting.

We are very excited to share our vision for Tempe Eats. We believe this is a blueprint for success that will work in other locations as well. We intend to prove it first in Tempe. *Legal disclaimer: Our ideas are protected by notices of allowances issued by the U.S. Patent and Trademark Office as of filing date June 4, 2020 under serial numbers 88/947,910, 88/947,925 and 88/947,994.*



Tempe Eats
Supplemental Information for Adaptive Re-use Letter of Explanation

To be considered together with the letter submitted by Andrews Design Group
December 28, 2020

True, we will be down a few parking spaces in order to execute to this vision. We think this is acceptable, given that “off-premise” orders currently account for 75% of our business at our other Tempe restaurant and we expect that post-COVID, this will settle at 50%-60% as part of the new normal. We also see increased use in ride sharing apps like Uber and Lyft, especially for those who want to avoid drinking and driving.

The trade-off for a reduction in parking spaces will result in:

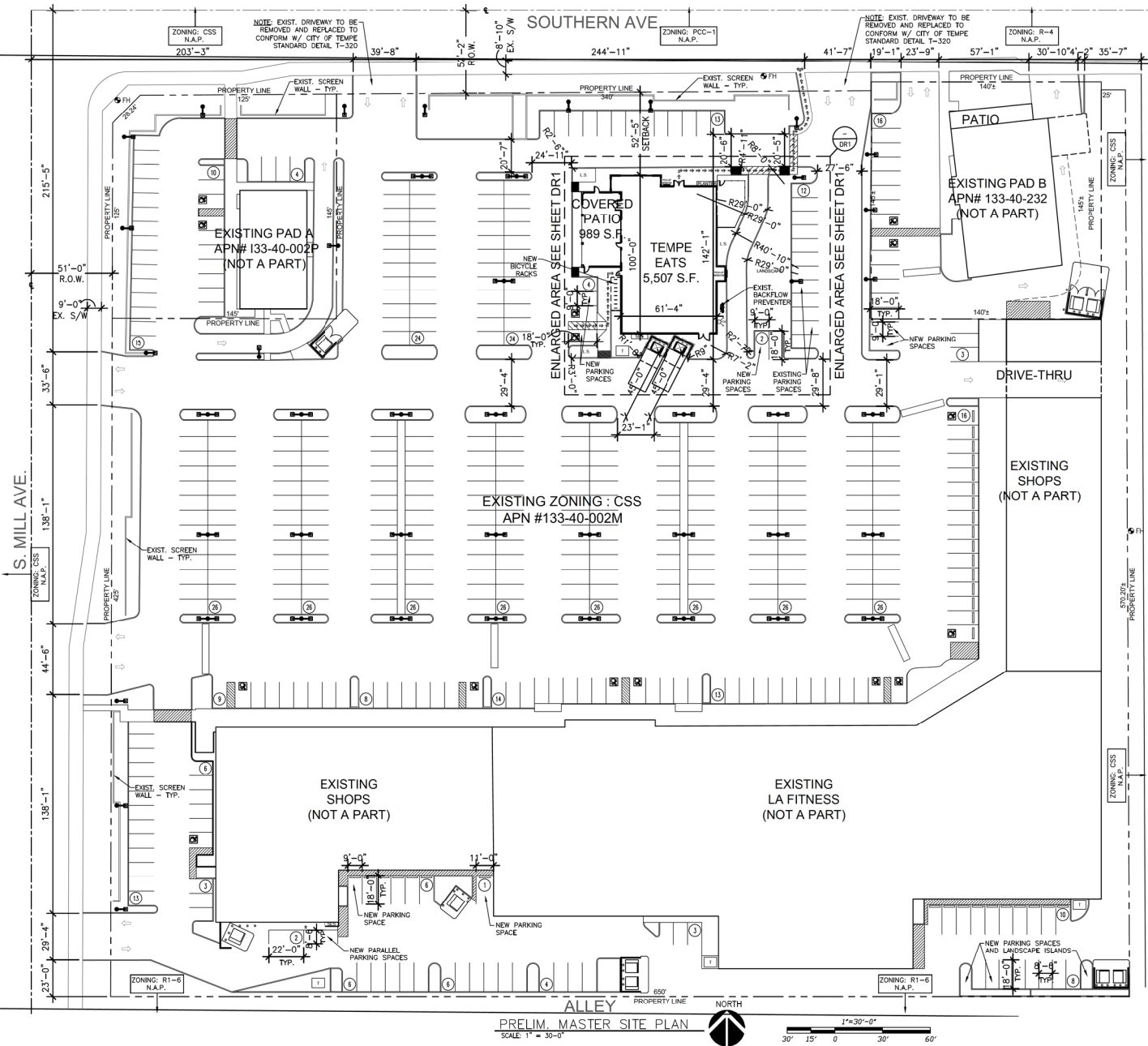
- A unique service that doesn't exist right now in Tempe and is trending
- A huge design upgrade (elevation, mural, landscaping, patio, wainscoting, high-end materials)
- The addition of two van-accessible ADA parking spaces

Please approve our adaptive re-use request. Tempe Eats is a unique, beat-the-drumroll project that we can all be proud of.

I'm happy to answer any additional questions.

Cheers,

Teresa Nguyen
Founder & Managing Member
Tempe Eats, LLC
teresa@tempeeats.com
(408) 421-6938 mobile



LEGEND:

- EXISTING PROPERTY LINE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING TRANSFORMER
- ⊕ NO. OF PARKING SPACES
- ⊕ ACCESSIBLE PATH
- EXISTING ZONING LINE

PROJECT TEAM:

ARCHITECT: ANDREWS DESIGN GROUP, INC.
 1095 W. RIO SALADO PKWY.
 SUITE 203
 TEMPE, ARIZONA 85281
 PHONE: (480) 894-3478
 FAX: (480) 894-1013
 CONTACT: DONALD A. ANDREWS
 E-MAIL: don@adgarch.net

MANAGEMENT/LANDLORD:
 BULLWATER INVESTMENT GROUP
 11645 WILSHIRE BOULEVARD,
 SUITE 90
 LOS ANGELES, CA 90025
 PHONE: (818) 882-5700
 CONTACT: SAMANTHA HATTICK
 E-MAIL: shattick@boullevardis.com

PROJECT SITE DATA:

PROJECT LOCATION: SEC. OF MILL AVE & SOUTHERN AVE.
 PROJECT ADDRESS: 85 E. SOUTHERN AVE.
 TEMPE, AZ 85282
 PROJECT NAME: TEMPE EATS
 PROJECT DESCRIPTION: NEW 5,507 S.F. RESTAURANT BUILDING INCLUDING NEW PARKING AND PICK-UP WINDOW, NEW TRASH ENCLOSURE, DRIVE ASLES TO REMAIN
 PARCEL: 133-40-002M
 LEGAL DESCRIPTION: S34 T1N R4E
 NET SITE AREA: 324,381 S.F. (8.745 AC)
 LOT COVERAGE: 90,166 S.F. / 324,381 S.F. = 3.607%
 EXISTING/PROPOSED ZONING: CSS COMMERCIAL SHOPPING & SERVICES
 GENERAL PLAN PROJECTED LAND USE: COMMERCIAL
 BUILDING CONSTRUCTION: VB - FULLY SPRINKLERED
 BUILDING HEIGHT: 24' FEET
 PROPOSED BUILDING HEIGHT: 824'-0" FEET / 1 STORY
 PROPOSED BUILDING AREA: 5,507 S.F. (EXISTING TO REMAIN)
 SITE LANDSCAPE AREA REQUIRED: 53,306 S.F. (159)
 SITE LANDSCAPE AREA PROVIDED (EXIST. SITE): 30,715 S.F. (92)
 ROW LANDSCAPING: 9,196 S.F. (EXIST.)
 PARKING REQUIRED: RESTAURANT
 INDOOR: 1/150 @ 2,349 (5,507 S.F. TOTAL BLDG AREA - 3,158 S.F. EXEMPT AREA FOR KITCHEN, RESTROOMS, CORRIDORS, BAR, STORAGE) = 16 P.S.
 OUTDOOR: NO PARKING FIRST 500 S.F.
 TOTAL: 1/150 @ 489 = 3 P.S.
 = 19 P.S.
 PARKING SPACES REQUIRED (PER SHARED PARKING ANALYSIS): 454
 PARKING PROVIDED: EXISTING PARKING: 455 P.S.
 = PROPOSED PARKING: 17 P.S.
 = TOTAL EXISTING TO REMAIN: 438 P.S.
 + PROPOSED ADDED PARKING: 20 P.S.
 = TOTAL PROPOSED PARKING: 458 P.S.
 (INCL. 2 ACCESSIBLE P.S.)
 STANDARD PARKING SIZE 8'-6" x 18' (MIN.)
 PARALLEL PARKING SIZE 8'-6" x 22' (MIN.)
 ACCESSIBLE SPACE 10' x 18'

BICYCLE PARKING SPACES REQUIRED: 44 EXIST. + 8 PROPOSED = 52
 BICYCLE PARKING SPACES PROVIDED: 44 EXIST. + 8 PROPOSED = 52

NOTE: THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF AN ALTA SURVEY, NOR TOPOGRAPHIC INFORMATION. ONCE SAID PLANS ARE PREPARED AND FURNISHED, FURTHER ADDITIONS SUCH AS EASEMENT LOCATIONS, AND OTHER MODIFICATIONS MAY BE REQUIRED TO REFLECT ACCURATE SITE CONDITIONS. ADG, INC. DOES NOT GUARANTEE THE ACCURACY OF THIS SITE PLAN UNTIL AN ALTA, W/ TOPO HAS BEEN FURNISHED.

GENERAL NOTE

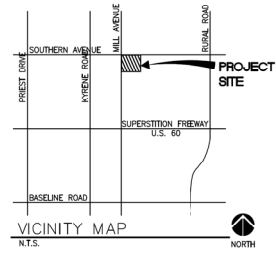
1. ALL EXISTING BROKEN, OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.

GENERAL NOTES:

- A. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- B. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- C. REFER TO SHEET A&1-A&3.2 FOR SITE DETAILS.
- D. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND UNLESS NOTED OTHERWISE.
- E. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTORS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS OR AS REQUIRED BY LOCAL MUNICIPALITY.
- F. REPLACE ANY EXISTING, BROKEN OR OUT-OF-GRADE CURB AND SIDEWALK ON THIS PROJECT AS WELL ANY CURB OR SIDEWALK OR PAVING DAMAGED DURING CONSTRUCTION.
- G. COORDINATE ALL SITE LIGHTING WITH PHOTOMETRIC PLAN AND ELECTRICAL PLANS. ALL LIGHTING SHALL CONFORM TO ARIZONA DARK SKY ORDINANCE.
- H. ALL BUILDING AND MONUMENT SIGNAGE UNDER SEPARATE PERMIT ARCHITECTURAL BASES ARE SHOWN IN THIS PROJECT SET FOR CONTRACTIBILITY.
- I. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID/PROPOSING THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
- J. ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAG) STANDARDS, 2% MAX. CROSS SLOPES, AND 1:21 MAXIMUM LONGITUDINAL SLOPES.
- K. UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMP AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.
- L. CURB AND DUTYPROOF ALL DRIVES AND PARKING PER SECTION 702 OF THE ZONING ORDINANCE.

ADA NOTES:

- A. ADA WIDTH CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 36 INCHES, EXCEPT AT DOORS, WHERE THE ACCESSIBLE ROUTE IS 200 FT. OR MORE, PROVIDE A PASSING SPACE MEASURING A MINIMUM 60 INCHES BY 60 INCHES.
- B. ADA SURFACE TEXTURE OF THE ACCESSIBLE ROUTE MUST ALWAYS BE STABLE, FIRM AND SLIP RESISTANT SURFACES. IRREGULAR SURFACES SUCH AS COBBLESTONE AND SIMILAR UNDEVEN BRICK OR CONCRETE PAVES, STAMPED CONCRETE ARE NOT ACCEPTABLE, EXCEPT COBBLESTONES, BRICK, CONCRETE PAVERS, STAMPED CONCRETE MAY BE APPLIED WHERE GROOVES OR JOINTS DO NOT EXCEED 1/4 INCH DEPTH.
- C. ADA SLOPE: SHALL NOT EXCEED THE FOLLOWING: SIDEWALK 1:20 (5%), CROSS SLOPE 1:50 (2%), RAMP 1:12 (8.33%).
- D. ADA HANDRAILS: IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROTECTION GREATER THAN 6 FT., HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.



Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

PRELIMINARY MASTER SITE PLAN

SOUTHERN + MILL PAD 'A' - TEMPE EATS'
 85 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282

1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

No.	DATE	REVISIONS

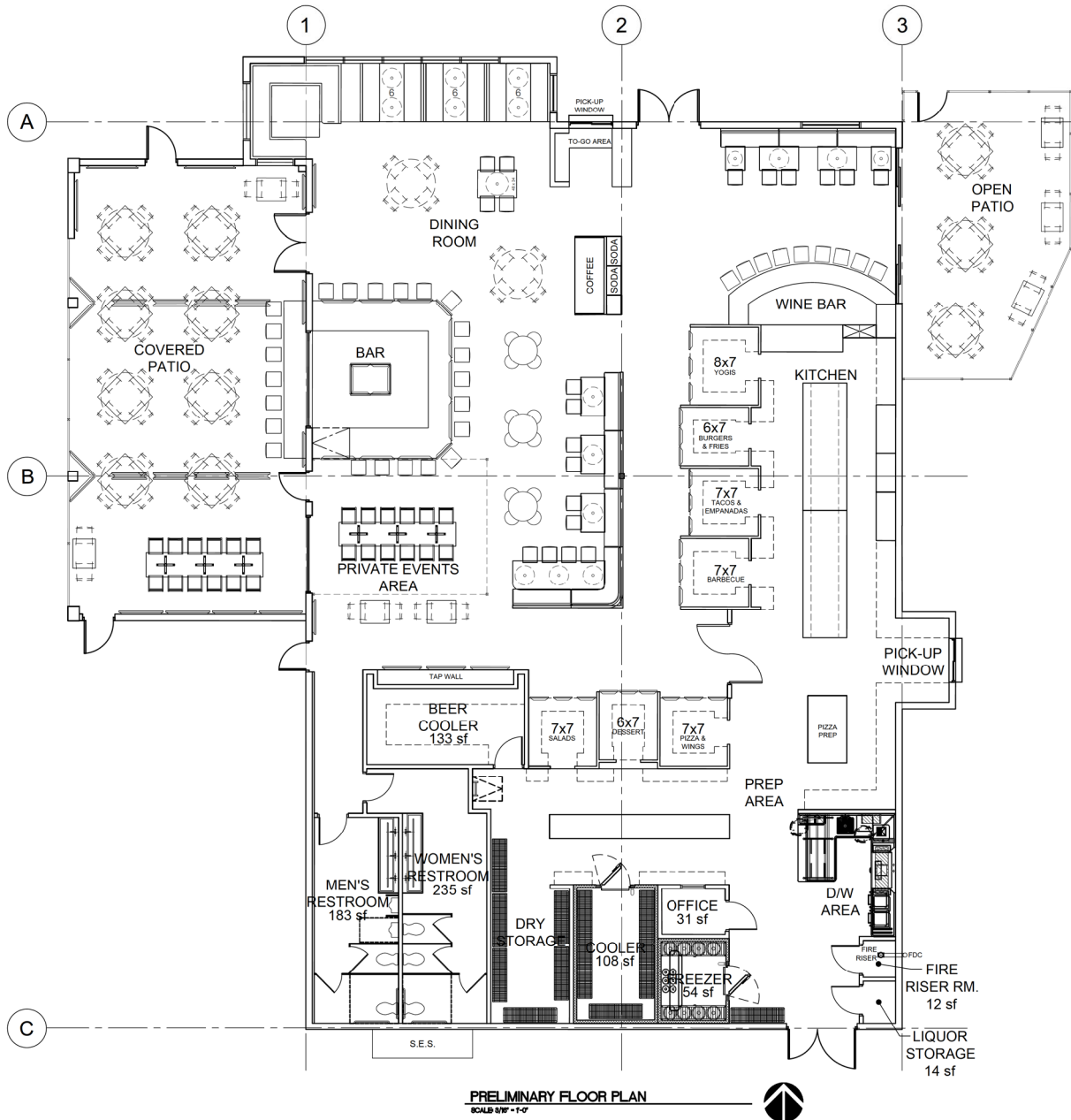
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DATE: 06/16/2021

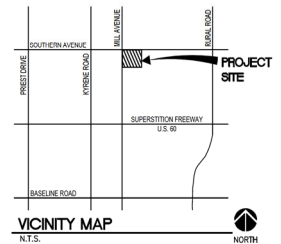
PROJECT DIRECTORY

MANAGEMENT/LANDLORD:
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ARCHITECT/APPLICANT:
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 TEMPE, AZ 85281
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 CONTACT: DONALD ANDREWS
 E-MAIL: don@adgarch.net



PRELIMINARY FLOOR PLAN
 SCALE 3/8" = 1'-0"



VICINITY MAP
 N.T.S.

ADQ A3120



Andrews Design Group, Inc.

PRELIMINARY FLOOR PLAN

SOUTHERN + MILL PAD 'A' - 'TEMPE EATS'
 85 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282

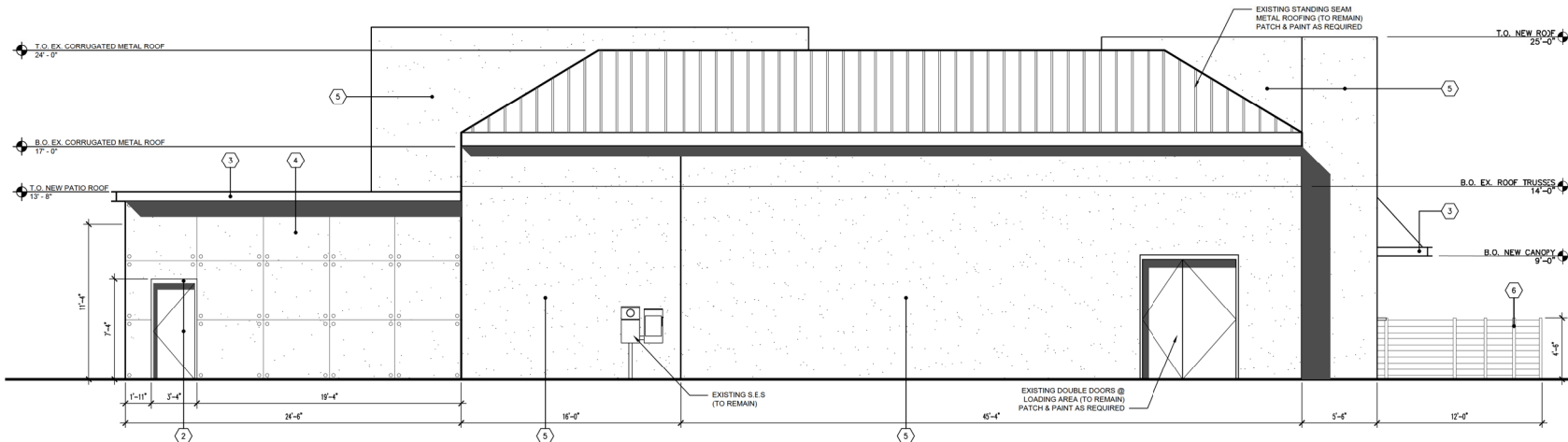
No.	DATE	REVISIONS

DR2

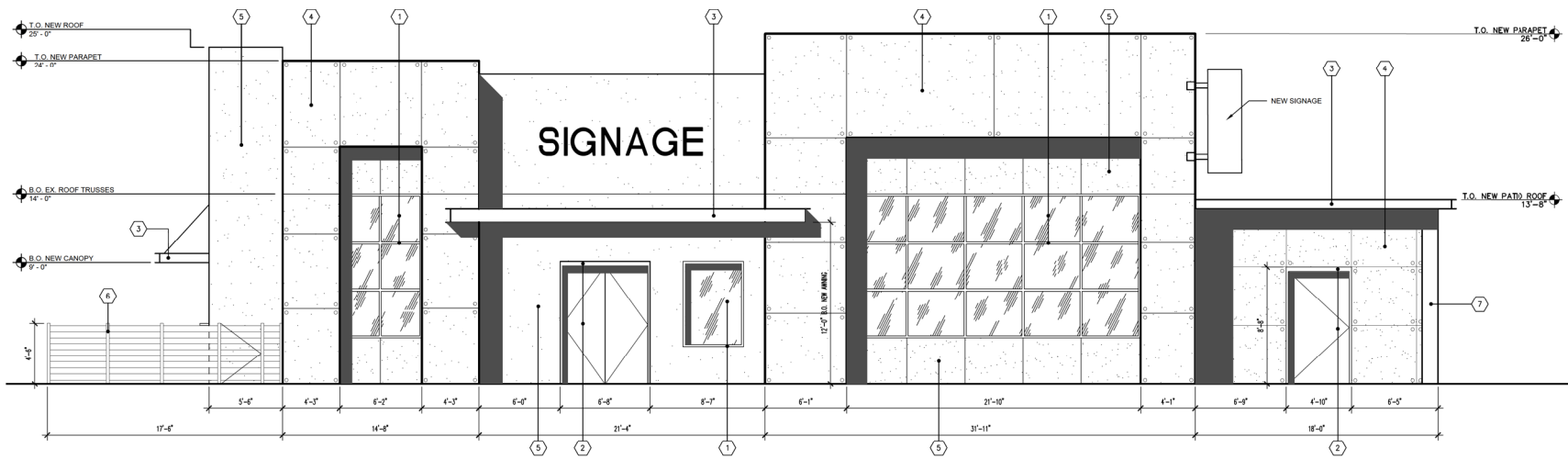
1095 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

DATE: 06/16/2021

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT



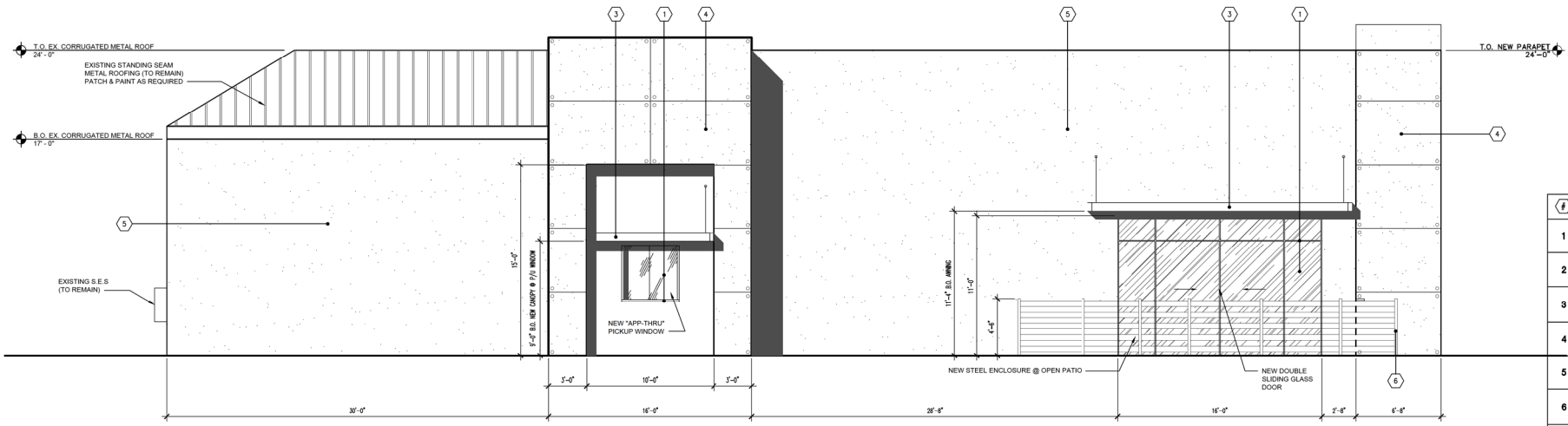
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

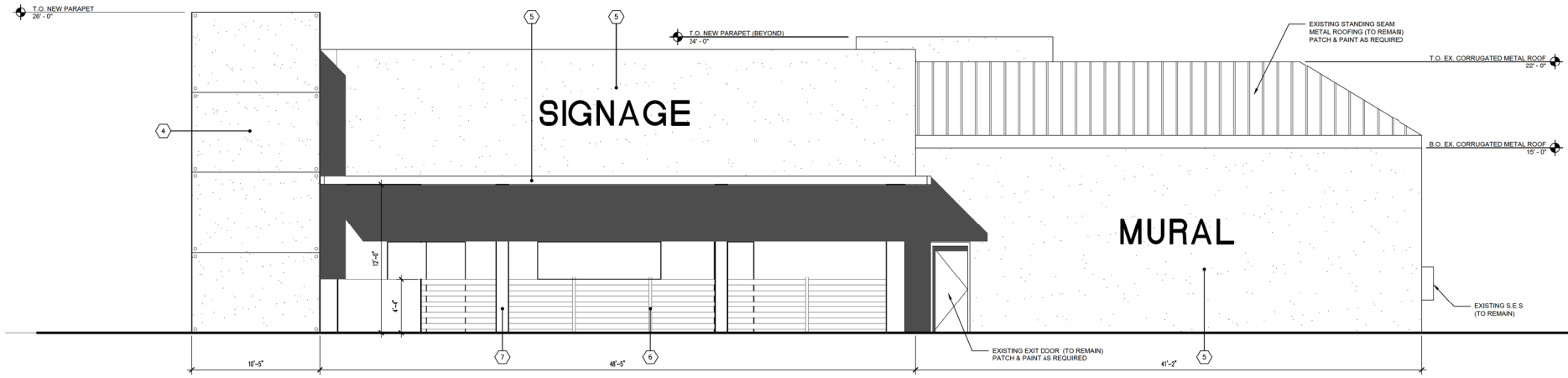
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1	NEW GLAZING / STOREFRONT MANUFACTURER TBD COLOR TBD
2	NEW ENTRY DOORS W/ NEW FRAMING + HARDWARE MANUFACTURER TBD COLOR TBD
3	NEW METAL AWNINGS / CANOPIES MANUFACTURER TBD COLOR TBD
4	NEW 'COMPLEX' EIFS WALL PANELS ENERGY WALL SYSTEMS COLOR TBD
5	NEW STUCCO FINE FINISH MANUFACTURER TBD COLOR TBD
6	NEW STEEL ENCLOSURE W/ GATE + PATIOS MANUFACTURER TBD COLOR TBD
7	NEW STEEL POSTS + PATIO MANUFACTURER TBD COLOR TBD
8	

NO.	DATE	REVISIONS



EAST ELEVATION
SCALE 1/4" = 1'-0"

#	MATERIALS KEYNOTES
1	NEW GLAZING / STOREFRONT MANUFACTURER TBD COLOR: TBD
2	NEW ENTRY DOORS W/ NEW FRAMING + HARDWARE MANUFACTURER TBD COLOR: TBD
3	NEW METAL AWNINGS / CANOPIES MANUFACTURER TBD COLOR: TBD
4	NEW 'DIMPLED' EIFS WALL PANELS ENERGY WALL SYSTEMS COLOR: TBD
5	NEW STUCCO FINE FINISH MANUFACTURER TBD COLOR: TBD
6	NEW STEEL ENCLOSURE W/ GATE + PATIOS MANUFACTURER TBD COLOR: TBD
7	NEW STEEL POSTS + PATIO MANUFACTURER TBD COLOR: TBD
8	



WEST ELEVATION
SCALE 1/4" = 1'-0"



Andrews Design Group, Inc.

PRELIM. EXTERIOR ELEVATIONS

ADQ A3120
SOUTHERN + MILL PAD 'A' - 'TEMPE EATS'
85 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282

NO.	DATE	REVISIONS

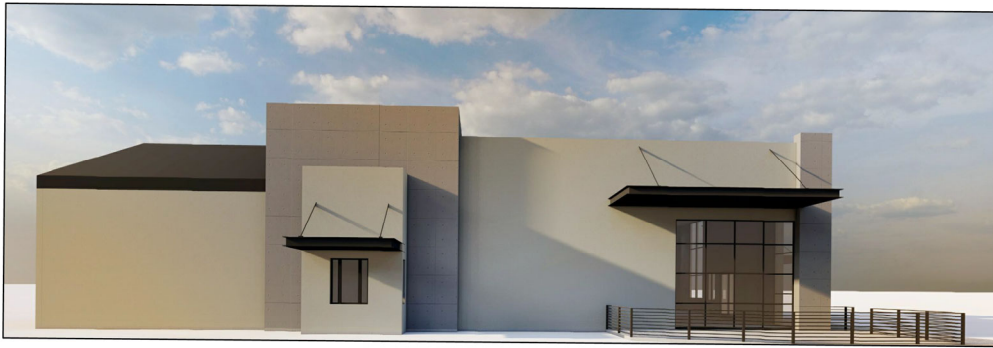
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1085 W. RIO SALADO PKWY., SUITE 203 TEMPE, AZ 85281

DATE: 06/16/2021



NORTH ELEVATION
SCALE: NTA



EAST ELEVATION
SCALE: NTA



SOUTH ELEVATION
SCALE: NTA



WEST ELEVATION
SCALE: NTA



Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

PRELIM. COLOR ELEVATIONS

SOUTHERN + MILL PAD 'A' - 'TEMPE EATS'
85 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282

1095 W. RIO SALADO PKWY., SUITE 200 TEMPE, AZ 85281

ADG A3120

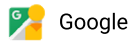
NO.	DATE	REVISIONS

DR4

DATE: 06/16/2021



Image capture: Mar 2021 © 2021 Google



Street View

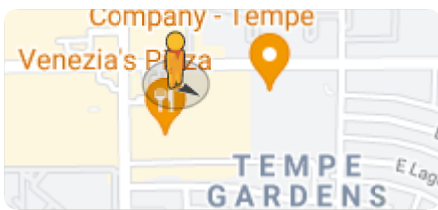
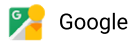




Image capture: Mar 2021 © 2021 Google



Street View

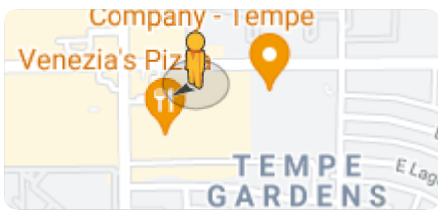
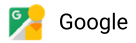




Image capture: Mar 2021 © 2021 Google



Street View

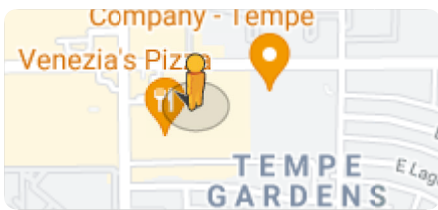
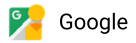




Image capture: Mar 2021 © 2021 Google



Street View

