

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 3/22/2022  
Agenda Item: 8**

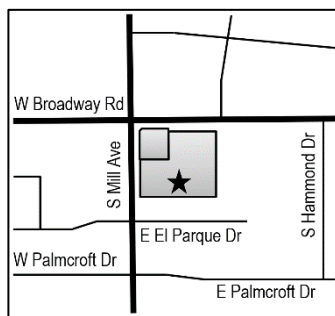
**ACTION:** Request a Use Permit to allow temporary outdoor vending (ghost kitchen) for REEF KITCHENS, located at 85 East Broadway Road. The applicant is REEF Kitchens.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** REEF KITCHENS (PL210322) comprises of two (2) ghost kitchen vessels proposed on a commercial site that consists of two (2) parcels, located on the southeast corner of South Mill Avenue and East Broadway Road in the CSS, Commercial Shopping and Services District. REEF KITCHENS operate in food trailers/vessels in parking lots across the country with a primary focus for third party delivery services (i.e., DoorDash, UberEATS, Postmates, etc.). The vessels, measuring 8 feet in width and 24 feet in length, will be staged across a row of parking at the rear of the building, occupying ten (10) parking stalls. The Development Review Commission has previously conditionally approved Use Permit requests for REEF KITCHENS at 830 West Broadway Road (December 8, 2020), at 1858 East Apache Boulevard (March 23, 2021), and 2115 South McClintock Drive (July 27, 2021). Additional information provided in the History & Facts section of this report. A Shared Parking Analysis is currently under review and pending. Should the Use Permit be approved, both an approved Shared Parking Analysis and an Off-Site Parking Affidavit shall be required as a condition of approval prior to commencing the proposed use. This request includes the following:

ZUP210084 Use Permit to allow temporary outdoor vending (ghost kitchens).



Property Owner	SEM Investments LLC
Applicants	Kelly Milligan, REEF Kitchens
Zoning District	CSS, Commercial Shopping and Service District
Site Area	135,756 s.f. (3.12 Acres)
Building Area	43,798 s.f.
Vessel Area (ea.)	192 s.f.
Lot Coverage	38%
Vehicle Parking	143 spaces (137 min. required per pending Shared Parking Analysis)
Bicycle Parking	10 spaces (7 min. required)
Hours of Operation	11am-2am, Daily

**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

REEF KITCHENS (PL210322) is under contract with local commissary/preparation kitchens which allows the storage of goods, necessary preparations, and delivery to such vessels in refrigerated vans. If necessary, REEF Kitchens contracts with vendors to provide services such as used oil removal and refuse services. The hours of operation will be daily from 11 a.m. to 2 a.m. There will be two (2) employees in each vessel at any given time.

## PUBLIC INPUT

A neighborhood meeting is not required for this request. Staff received one (1) phone call about the request, seeking more information about the proposed use and its location. The caller had no concerns after an explanation of the proposed use and operation.

## USE PERMIT

The proposed use requires a Use Permit to allow temporary outdoor vending (ghost kitchens) 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*; both vehicular and pedestrian traffic will increase, but not at a significant enough level that would cause a detriment to the surrounding area.
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 use will emit odors and smoke as a result from cooking food, but not at a level exceeding ambient conditions. These emissions are not considered noxious and are consistent with ambient conditions of the surrounding area. Furthermore, idling food trucks and electric generators will be minimized as electrical hook-up will be provided on-site.
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 proposed use is expected to benefit the local community by providing new jobs and dining options.
4. *Compatibility with existing surrounding structures and uses*; no structural changes are anticipated to the existing building nor are any site modifications other than the restriping of the existing drive-through lane that is used for the liquor store. Furthermore, the use is compatible with the surrounding area and is setback sufficiently from the mobile home park located on the neighboring property to the north.
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 nature of the use is not expected to cause disruptive behavior.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant and the above analysis, staff supports 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 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.
3. Hours of operation to end no later than two o'clock in the morning (2:00 a.m.), daily.

4. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
5. The use shall conform to the temporary outdoor vending general regulations of the Zoning & Development Code.
6. At no time shall the vessel block drive aisles, driveways, refuse enclosures, and fire lanes.
7. The use shall conform to lighting standards of the of the Zoning & Development Code. Specifically, all food truck order and pick-up windows and doors shall be illuminated to a minimum-security lighting level from dusk to dawn with five (5) foot-candles of light at finish grade, during hours of operation.
8. Prior to the Use Permit becoming effective, the applicant shall update the Shared Parking Model for Broadway Plaza by processing a Shared Parking Analysis to account for the reduction of required parking spaces allotted for the vessels. Any modifications to the standard model shall be based on a professional Parking Analysis and Management Study. The Shared Parking Model and/or Parking Analysis and Management Study are subject to review and approval by the Community Development Department Planning Division and may require an Off-Site Parking Affidavit that will also be subject to review, approval, and recordation by the Planning Division.

**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 REEF KITCHENS 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.
- 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.

**HISTORY & FACTS:**

- |                   |   |
|-------------------|---|
| August 15, 1963   | Construction of Broadway Plaza passed final inspection.   |
| December 31, 2010 | State approved Series 10 Liquor License to FRESH & EASY NEIGHBORHOOD MARKET, located at 83 East Broadway Road in the CSS, Commercial, Shopping and Services District. |
| August 8, 2016    | FREEZER'S ICE HOUSE submitted request for a Development Plan Review of new smokers  |

patio and exterior repaint, located at 83 East Broadway Road in the CSS, Commercial, Shopping and Services District.

- August 25, 2016      The Community Development Department administratively approved a Shared Parking Analysis for BROADWAY PLAZA on behalf of FREEZER'S ICE HOUSE (PL160282) , located at 83 East Broadway Road in the CSS, Commercial, Shopping and Services District.
- September 6, 2016      Hearing Officer approved a Use Permit to allow a bar (Series 6) and an amusement business (billiards/pool hall) for FREEZER'S ICE HOUSE (PL160282), located at 83 East Broadway Road in the CSS, Commercial, Shopping and Services District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

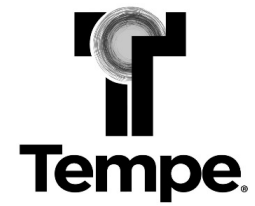
[Section 3-417, Outdoor Retailing](#)

[Section 4-604, Shared Parking](#)

[Section 4-605, Off-Site Parking Affidavit](#)

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

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



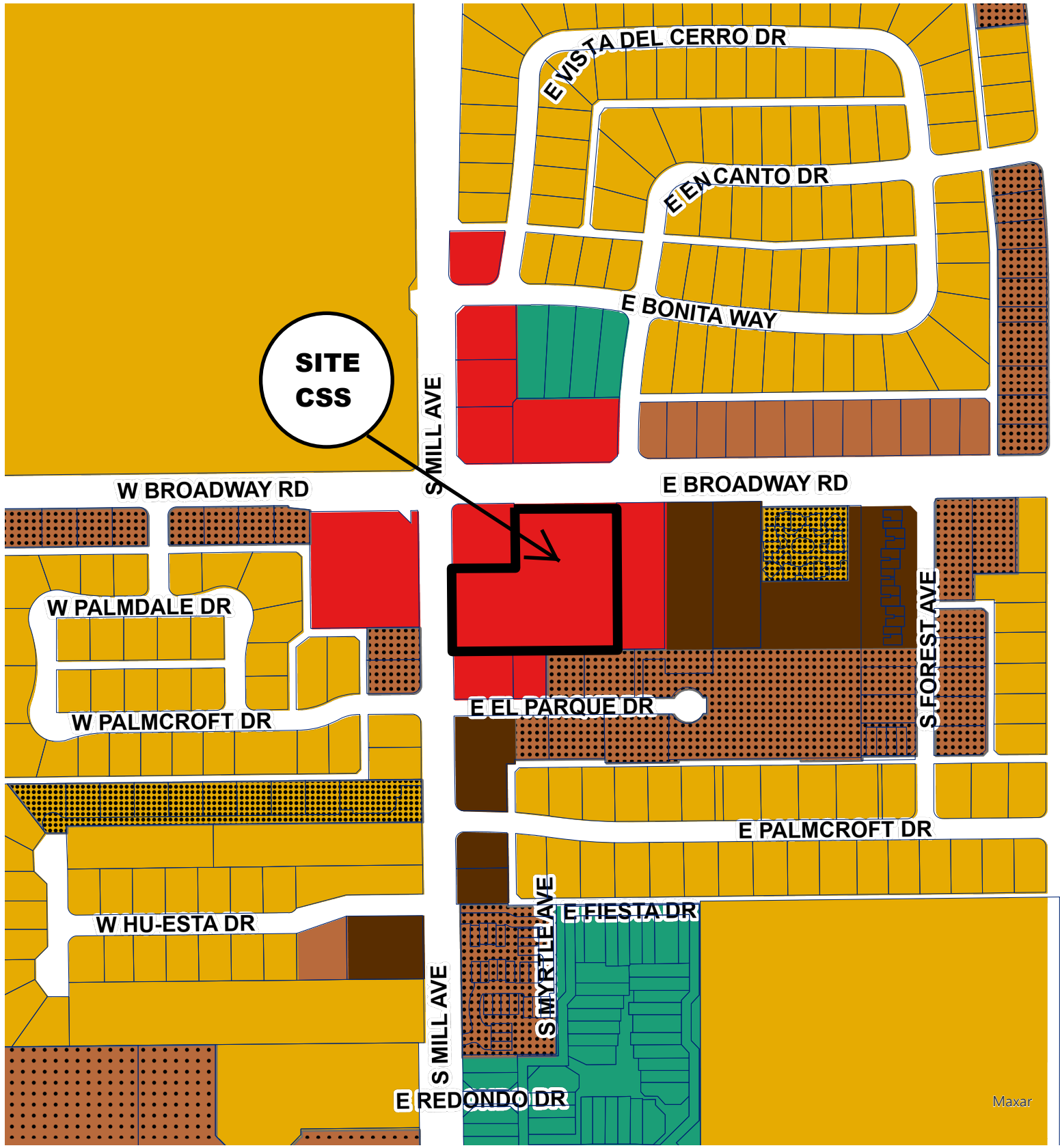
**DEVELOPMENT PROJECT FILE**  
for  
**REEF KITCHENS**  
(PL210322)









**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-8. Letter of Explanation
- 9-11. Site Plan
12. Site Context Photo



# REEF KITCHENS



	Commercial Shopping and Services (CSS)		Multi-Family Residential (R-2)
	Residential/Office (RO)		Multi-Family Residential Restricted (R-3R)
	Single-Family Residential (R1-6)		Multi-Family Residential Limited (R-3)
	Single-Family Residential Planned Area Dev (R1-PAD)		Multi-Family Residential General (R-4)







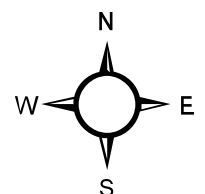
Tempe

PL210322

# REEF KITCHENS



## Aerial Map





# REEF

**Project Goals and Objectives:** The goal is to enable the site with sufficient power, water, and drainage to support up to (2) Mobile Food Establishments. The objective is to enable the site to prevent the need for a generator and multiple fresh and gray water trips.

## Proposed Land Use:

**Existing Site Data:** The address of the proposed location is 85 E Broadway Rd, Tempe, AZ 85282. This location is home to other commercial businesses such as Dapper Don's Barbershop, Sunvalco Athletic Supply, and Mills Modern Social. For specific site information, dimensions, and vessel/equipment placement, please refer to the included sitemap.

**Operation Summary:** REEF Kitchens operates food trucks/trailers (aka vessels) measuring approx. 8'x24' in parking lots throughout the country. REEFs focus is serving meals via 3<sup>rd</sup> party delivery applications (DoorDash, UberEATS, Postmates, etc.). To support this, REEF enables each site with power and water to allow for the vessel to remain on site permanently. Because each vessel is permitted as a Mobile Food Establishment, REEF is under contract with a local commissary/prep kitchen. The prep kitchen allows REEF to store food stuffs and dry goods, make the necessary preparations, and deliver all goods via refrigerated vans. In addition, REEF contracts with vendors to provide ancillary services such as used oil removal, trash/recycling pickup, and toilet services (if necessary). Additional information can be provided upon request.

**Hours of Operation:** Hours of operations are estimated to be daily 11:00am-2:00am.

**Number of Employees:** Each vessel will have 2 employees at any given time, and can employ 15-18 overall for each vessel.

**Potential Effect on Surrounding Area:** There should be little or no impact on the surrounding area. There are several nearby restaurants to the north along Broadway Rd. and we hope to complement them with our proposed menu.

**Proposed Menu:** Refer to the included menu items for REEF's (3) planned internal brands (American Eclectic, Wings & Things, and Burger Bytes). As we expand into the Phoenix area we are looking to partner with external brands as well.

## Zoning and Development Code:

a. The existing site contains other commercial businesses in the shopping center. REEF, in cooperation with delivery partners, will not adversely impact the existing operations of the site's use. More specifically, our operations are planning to occur on the south side of the complex, typically meant for back of house activities. Based on observations, the site is lightly trafficked and could benefit from REEF's occupancy.

b. No added dust, gas, vibration, heat, or glare occur during normal operation of a vessel. As responsible neighbors, REEF will make every effort to keep all added noise to a minimum especially during nighttime hours. Vessels are equipped with filtration hoods that prevent any smoke from being released.

c. REEF commits to maintaining all sites in a way to add value to the surrounding neighborhood. All improvements to the site will benefit the land and property owner directly, increasing value directly.

d. A Reef Kitchens vessel complements the nearby structure by providing freshly prepped and cooked meals to the surrounding community.

e. At no time will REEF accept any disruptive behavior from staff or delivery partners. Operational plans are in place to ensure our staff can address on-site issues or disruptions.



## Scope of Menu - American Eclectic

### REEF Kitchens

Item #	Category	Item	Item Description
1	Value Meal	Date Night In	Your choice of two burgers and two fries or coleslaw and two drinks
2	Burgers	Classic Hamburger	Two 3oz. ground beef patties topped with AEB sauce, lettuce
3	Burgers	Cheeseburger	Two 3oz. ground beef patties topped with choice of cheese, AEB sauce and lettuce
4	Burgers	Bacon Cheeseburger	Two 3oz. ground beef patties topped with bacon, cheese, AEB sauce and sauce
5	Burgers	BBQ Bacon Cheeseburger	Two 3oz. ground beef patties topped with bacon, an onion ring, sherry onions, AEB sauce, tomato, and cheddar
6	Burgers	Beyond Burger	Plant-based Beyond Burger patty, topped with AEB sauce and lettuce
7	Burgers	Pork Belly Burger	Two 3oz. patties topped with two pieces of pork belly with a savory glaze, romaine lettuce and AEB sauce
8	Burgers	Truffle Burger	Two 3oz. ground beef patties with cured Applewood bacon, truffle mayo, cheddar cheese, lettuce, and sherry onions served on a toasted brioche
9	Burgers	Fried Chicken Burger	Crisp chicken breast, chipotle mayonnaise, lettuce, white onions, and dill pickle served on a brioche bun
10	Tenders	Chicken Tenders	Chicken tenders cooked golden-brown and crispy; served with a side of fries and blue cheese or ranch dressing
11	Tenders	Asian Chicken Tenders	Chicken tenders cooked golden-brown and crispy tossed in a sweet & spicy Sriracha glaze; served with a side of fries
12	Tenders	Buffalo Chicken Tenders	Chicken tenders cooked golden-brown and crispy, tossed in a medium buffalo sauce, and served with fries and a side of blue cheese or ranch dressing
13	Wings	Buffalo Wings	Ten deep-fried crispy wings tossed in medium buffalo sauce. Served with celery sticks and a side of blue cheese or ranch dressing
14	Wings	Spicy Wings	Ten deep-fried crispy wings tossed in a sweet & spicy Sriracha glaze and served with spicy mayo
15	Sides	Caesar Side Salad	Crisp romaine topped with a four-cheese blend and croutons, served with a side of rich creamy Caesar dressing
16	Sides	House Side Salad	Fresh mixed greens, cucumbers, carrots, tomatoes, and onions, served with croutons and a side of your favorite dressing
17	Sides	Crispy Seasoned Fries	Generous side of fries
18	Sides	Onion Rings	Crisp, golden-brown onion rings
26	Ice Cream	Ben & Jerry's Half Baked	A delectable dance of Chocolate Chip Cookie Dough and Chocolate Fudge Brownie. Vanilla ice cream and chocolate ice cream with chunks of cookie dough and fudge brownies—it's hard to imagine a better combination. 16oz
27	Ice Cream	Ben & Jerry's Chocolate Chip Cookie Dough	Big delicious chunks of chocolate chip cookie dough surrounded by creamy vanilla ice cream. 16oz
28	Ice Cream	Ben & Jerry's Strawberry Cheesecake	Strawberry cheesecake ice cream with strawberries and a graham cracker swirl. 16oz
29	Ice Cream	Ben & Jerry's Netflix & Chill'd	Peanut Butter ice cream with sweet and salty pretzel swirls and fudge brownie pieces. 16 oz.
30	Ice Cream	Talenti Caramel Cookie Crunch	Slow cooked sweet cream gelato with chocolate cookie crumbles and ribbons of dulce de leche. 1 pint
31	Ice Cream	Breyers Oreo	Breyers vanilla and heaps of Oreo® cookies? Yes please! 16 oz.
25	Snacks & Sweets	Cronuts	Dusted with cinnamon maple sugar and served with a side of Canadian Maple dipping sauce
45	Snacks & Sweets	Black Cherry Ricotta Cheesecake	
46	Snacks & Sweets	Triple Chocolate Mousse Cake	
47	Snacks & Sweets	Snickers Candy Bar	The world's best-selling candy bar. Crammed with peanuts, caramel and nougat then coated with milk chocolate -1.86 oz
48	Snacks & Sweets	M&M's Peanut	1 Bag of M&M's Peanut Chocolate Candy - 1.74 oz
49	Snacks & Sweets	M&M's Plain Chocolate	1 Bag of M&M's Plain Chocolate Candy - 1.69 oz
50	Snacks & Sweets	Skittles	1 Bag of Original Flavored Skittles - 2.16 oz
51	Snacks & Sweets	Twix	2 TWIX CARAMEL COOKIE BARS - crunchy flavorful cookie, delicious chewy caramel, and smooth creamy chocolate - 1.79 oz
52	Snacks & Sweets	Kit Kat (King Size)	Classic bars of crispy wafers coated in smooth milk chocolate. - 3oz
53	Snacks & Sweets	Lays Classic Potato Chips	1 bag of Lays Classic Potato Chips - 1 oz
54	Snacks & Sweets	Baked Lays Sour Cream & Onion Chips	1 bag of Baked Lays Sour Cream & Onion Chips - 1.125 oz
55	Drinks	Coca-Cola Can	
56	Drinks	Diet Coke Can	
57	Drinks	Sprite Can	
58	Drinks	Dasani Bottled Water	
60	Drinks	Minute Maid Bottled Orange Juice	
61	Drinks	Vitaminwater, XXX Bottle	Acai - Blueberry - Pomegranate
63	Drinks	Red Bull Energy	The most popular energy drink in the world PROVIDING WINGS WHENEVER YOU NEED THEM. - 8.4 oz can
64	Drinks	Red Bull Sugar-Free Energy	The most popular energy drink in the world PROVIDING SUGAR-FREE WINGS WHENEVER YOU NEED THEM. - 8.4 oz can

## Scope of Menu - Wings & Things

### REEF Kitchens

Item #	Category	Item	Item Description
1	Value Meal	Wings & Things Pack	20 wings + mozzarella sticks + 2 fries
2	Chicken Tenders	Chicken Tenders	5 chicken tenders tossed in your choice of sauce with fries on the side and choose of drink
3	Wings	Jumbo Wings (5-pc Appetizer Pack)	5 crisp fried golden-brown wings tossed in the sauce of your choice
4	Wings	Jumbo Wings (10-pc Regular Pack)	10 crisp fried golden-brown wings tossed in the sauce of your choice
5	Wings	Jumbo Wings (15-pc Large Pack)	15 crisp fried golden-brown wings tossed in the sauce of your choice
6	Wings	Jumbo Wings (20-pc Party Pack)	20 crisp fried golden-brown wings tossed in the sauce of your choice
7	Wings	Jumbo Wings (40-pc Football Pack)	40 crisp fried golden-brown wings tossed in the sauce of your choice
8	Boneless Wings	Boneless Wings (10-pc Regular Pack)	10 boneless chicken wings tossed in your choice of sauce
9	Boneless Wings	Boneless Wings (15-pc Large Pack)	15 boneless chicken wings tossed in your choice of sauce
10	Boneless Wings	Boneless Wings (20-pc Party Pack)	20 boneless chicken wings tossed in your choice of sauce
11	Boneless Wings	Boneless Wings (40-pc Football Pack)	40 boneless chicken wings tossed in your choice of sauce
12	& Things	Mozzarella Sticks	Crisp breaded mozzarella sticks served with your choice of dipping sauce
13	& Things	Seasoned French Fries	Generous side of fries
14	& Things	Onion Rings	Crisp, golden-brown onion rings
15	Salads	Caesar Side Salad	Crisp romaine topped with shaved parmesan and croutons, served with a side of rich creamy Caesar dressing
16	Salads	House Side Salad	Fresh mixed greens, cucumbers, carrots, tomatoes, and red onions, served with croutons and a side of your favorite dressing
17	Ice Cream	Ben & Jerry's Half Baked	A delectable dance of Chocolate Chip Cookie Dough and Chocolate Fudge Brownie. Vanilla ice cream and chocolate ice cream with chunks of cookie dough and fudge brownies—it's hard to imagine a better combination. 16oz
18	Ice Cream	Ben & Jerry's Chocolate Chip Cookie Dough	Big delicious chunks of chocolate chip cookie dough surrounded by creamy vanilla ice cream. 16oz
19	Ice Cream	Ben & Jerry's Strawberry Cheesecake	Strawberry cheesecake ice cream with strawberries and a graham cracker swirl. 16oz
20	Ice Cream	Ben & Jerry's Netflix & Chill'd	Peanut Butter ice cream with sweet and salty pretzel swirls and fudge brownie pieces. 16 oz.
21	Ice Cream	Talenti Caramel Cookie Crunch	Slow cooked sweet cream gelato with chocolate cookie crumbles and ribbons of dulce de leche. 1 pint
22	Ice Cream	Breyers Oreo	Breyers vanilla and heaps of Oreo® cookies? Yes please! 16 oz.
23	Snacks & Sweets	Cronuts	Dusted with cinnamon maple sugar and served with a side of Canadian Maple dipping sauce.
24	Snacks & Sweets	Black Cherry Ricotta Cheesecake	
25	Snacks & Sweets	Triple Chocolate Mousse Cake	
26	Snacks & Sweets	Snickers Candy Bar	The world's best-selling candy bar. Crammed with peanuts, caramel and nougat then coated with milk chocolate -1.86 oz
27	Snacks & Sweets	M&M's Peanut	1 Bag of M&M's Peanut Chocolate Candy - 1.74 oz
28	Snacks & Sweets	M&M's Plain Chocolate	1 Bag of M&M's Plain Chocolate Candy - 1.69 oz
29	Snacks & Sweets	Skittles	1 Bag of Original Flavored Skittles - 2.16 oz
30	Snacks & Sweets	Twix	2 TWIX® CARAMEL COOKIE BARS - crunchy flavorful cookie, delicious chewy caramel, and smooth creamy chocolate - 1.79 oz
31	Snacks & Sweets	Kit Kat (King Size)	Classic bars of crispy wafers coated in smooth milk chocolate. - 3oz
32	Snacks & Sweets	Lays Classic Potato Chips	1 bag of Lays Classic Potato Chips - 1 oz
33	Snacks & Sweets	Baked Lays Sour Cream & Onion Chips	1 bag of Baked Lays Sour Cream & Onion Chips - 1.125 oz
34	Drinks	Coca-Cola Can	
35	Drinks	Diet Coke Can	
36	Drinks	Sprite Can	
37	Drinks	Dasani Bottled Water	
38	Drinks	Minute Maid Bottled Orange Juice	
39	Drinks	Vitaminwater, XXX Bottle	Acai - Blueberry - Pomegranate
40	Drinks	Red Bull Energy	The most popular energy drink in the world PROVIDING WINGS WHENEVER YOU NEED THEM. - 8.4 oz can
41	Drinks	Red Bull Sugar-Free Energy	The most popular energy drink in the world PROVIDING SUGAR-FREE WINGS WHENEVER YOU NEED THEM. - 8.4 oz can

## Scope of Menu - Burger Bytes

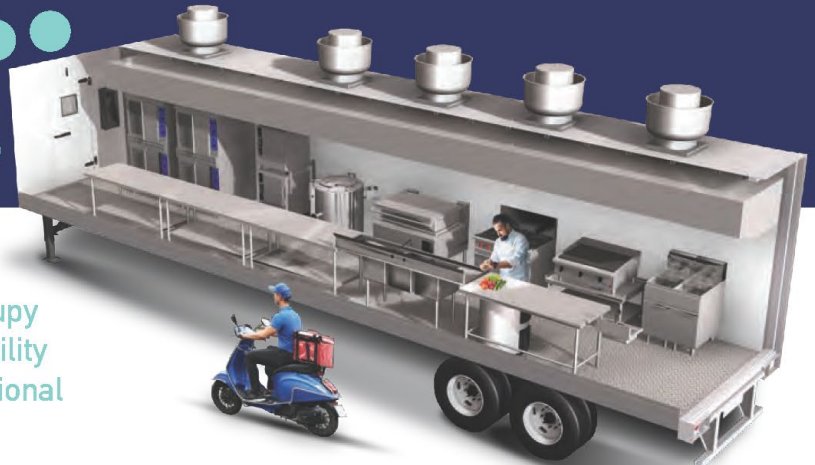
### REEF Kitchens

Item #	Category	Item	Item Description
1	Value Meals	Burger Bytes Meal	Your choice of burger, fries or onion rings, and a drink
2	Value Meals	Burger + Greens Meal	Your choice of burger, side salad and a drink
3	Value Meals	Family Burger Night	Feed the fam: your choice of four burgers, four orders of fries or onion rings, and four drinks
4	Burgers	Classic Hamburger	Two fresh burger patties grilled to perfection served on a toasted bun. Choose your toppings - keep it plain or pile it up!
5	Burgers	Cheeseburger	American cheese melted between a pair of fresh burger patties grilled to perfection and served on a toasted bun. Choose your toppings
6	Burgers	Bacon Burger	Two burger patties grilled to perfection, topped with two strips of crispy bacon, and served on a toasted bun. Choose your toppings
7	Burgers	Bacon Cheeseburger	Two burger patties grilled to perfection, topped with two slices of American cheese and two strips of crispy bacon, served on a toasted bun. Choose your toppings
8	Burgers	Beyond Burger	Plant-based Beyond Burger patty on a toasted brioche bun- keep it plain or pile it up!
9	Hot Dogs	Jumbo Hot Dog	1/4 pound all-beef hot dog served on a warm bun with choice of toppings
10	Hot Dogs	Jumbo Cheese Dog	1/4 pound all-beef hot dog topped with American cheese served on a warm bun with choice of toppings
11	Hot Dogs	Jumbo Bacon Hotdog	1/4 pound all-beef hot dog topped with bacon served with choice of toppings
12	Hot Dogs	Jumbo Bacon Cheese Dog	1/4 pound all-beef hot dog topped with American cheese and bacon served on a warm bun with choice of toppings
13	Sides	Caesar Side Salad	Crisp romaine topped with shaved parmesan and croutons, served with a side of rich creamy Caesar dressing
14	Sides	House Side Salad	Fresh mixed greens, cucumbers, carrots, tomatoes, and red onions, served with croutons and a side of your favorite dressing
15	Sides	Crispy Seasoned Fries	Generous side of fries
16	Sides	Mozzarella Sticks	Crisp breaded mozzarella sticks served with your choice of dipping sauce
17	Sides	Onion Rings	Crisp, golden-brown onion rings with your choice of sauce
18	Ice Cream	Ben & Jerry's Half Baked	A delectable dance of Chocolate Chip Cookie Dough and Chocolate Fudge Brownie. Vanilla ice cream and chocolate ice cream with chunks of cookie dough and fudge brownies—it's hard to imagine a better combination. 16oz
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21	Ice Cream	Ben & Jerry's Netflix & Chill'd	Peanut Butter ice cream with sweet and salty pretzel swirls and fudge brownie pieces. 16 oz.
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22	Snacks & Sweets	M&M's Plain Chocolate	1 Bag of M&M's Plain Chocolate Candy - 1.69 oz
23	Snacks & Sweets	Skittles	1 Bag of Original Flavored Skittles - 2.16 oz
24	Snacks & Sweets	Twix	2 TWIX CARAMEL COOKIE BARS - crunchy flavorful cookie, delicious chewy caramel, and smooth creamy chocolate - 1.79 oz
25	Snacks & Sweets	Kit Kat (King Size)	King Size Kit Kat Bars - classic bars of crispy wafers coated in smooth milk chocolate. - 3oz
26	Snacks & Sweets	Lays Classic Potato Chips	1 Bag of Lays Classic Potato Chips - 1 oz
27	Snacks & Sweets	Baked Lays Sour Cream & Onion Chips	1 Bag of Baked Lays Sour Cream & Onion Chips - 1.125 oz
28	Drinks	Coca-Cola Can	
29	Drinks	Diet Coke Can	
30	Drinks	Sprite Can	
31	Drinks	Dasani Bottled Water	
32	Drinks	Dasani Sparkling Water, Lime	
33	Drinks	Minute Maid Bottled Orange Juice	
34	Drinks	Vitaminwater, XXX Bottle	Acai - Blueberry - Pomegranate
35	Drinks	Coffee	16 oz Hot coffee served with cream and sugar on the side
36	Drinks	Red Bull Energy	The most popular energy drink in the world PROVIDING WINGS WHENEVER YOU NEED THEM. - 8.4 oz can
37	Drinks	Red Bull Sugar-Free Energy	The most popular energy drink in the world PROVIDING SUGAR-FREE WINGS WHENEVER YOU NEED THEM. - 8.4 oz can

INTRODUCING:

# REEF KITCHENS

REEF KITCHENS  
is a turnkey operation  
providing delivery-only  
meal production  
services



Our commercial-grade kitchens occupy compact outdoor spaces with little utility requirement, zero up-front or operational cost to landlords.

## Here's how it works:



Order

Customer places order  
via meal delivery app



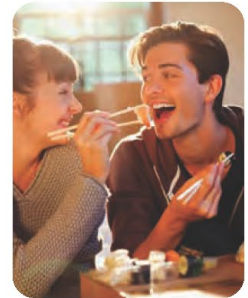
Cook

REEF KITCHENS accepts  
and cooks the order



Collect & Deliver

Driver comes to collect  
and deliver the order



Enjoy

Customer receives the  
delivery and enjoys the meal

Our partners:

UberEats



POSTMATES



DOORDASH

GRUBHUB™



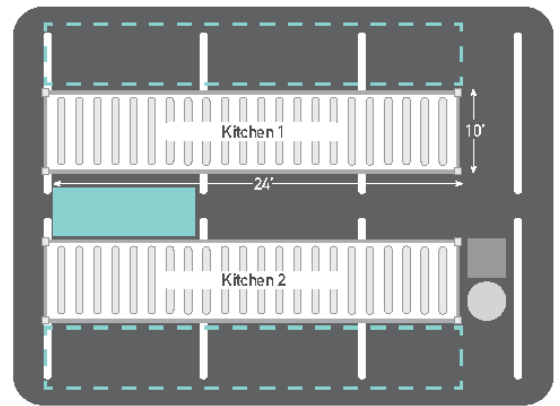
# Basic Site Requirements:

6-8 parking spaces per kitchen

Utilities access (electricity, water, drainage)

10.5 ft+ height clearance or no restrictions

Access for delivery drivers



Site Survey

1 day



Sign Contract

5-7 days



Kitchen Deployment

5 weeks



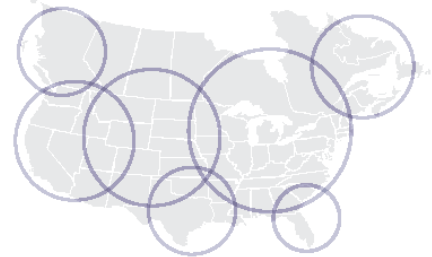
Kitchen Go Live

1-2 weeks

We conducted geospatial analysis across 50 top markets in the U.S. and Canada to identify the most promising locations for deployment.

Our analysis considered several factors, including:

- Estimated market volume ✓
- Market feasibility criteria ✓
- Strategic considerations ✓



## Frequently asked questions



**Do I need to worry about permits?**

No - REEF KITCHENS will take care of everything. The landlord will not need to get involved or be responsible for permits.

**Will this interrupt my existing parking operation?**

There will be minimal impact to the landlord's existing parking operations. REEF KITCHENS' experience will ensure a smooth installation of the units and the kitchen operation will be contained within a designated area.

**How do I communicate with REEF KITCHENS and keep informed?**

A REEF KITCHENS representative will be assigned and serve as a point of contact.

**FIND OUT IF THIS IS THE RIGHT OPPORTUNITY FOR YOUR PROPERTY!**

[www.reeftechnology.com](http://www.reeftechnology.com)



**REEF  
KITCHENS**

**Project Title:** Reef Kitchens Mobile Food Establishment Site Enablement

**Site Address:** 85 E Broadway Rd, Tempe, AZ 85282

**Assessor Parcel Number:** 133-23-021A

**Existing Zoning:** CSS – no proposed change in zoning

**Parking Study:** Refer to included parking study for detailed information.

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**Contact Name:** Kelly Milligan

**Address:** 233 Peachtree St. NE, Harris Tower Suite 2600 Atlanta, GA 30303

**Phone:** 785-307-6648

**Email:** Kelly.milligan@reefkitchens.com

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**Existing Land Use:** Commercial – Shopping Center

**Proposed Land Use:** Addition of (2) Mobile Food Establishments to existing land use. Addition of (2) 200amp electrical services and (2) freshwater services (hose bib).

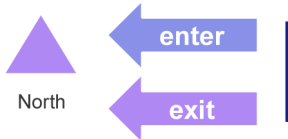
# PHX – 017 – 85 E Broadway Rd, Tempe, AZ 85282

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**NOTES:**

1. Not to-scale
2. Trash bin will be located in designated area in SW corner of property
3. Dimensions of placement from property lines now shown.

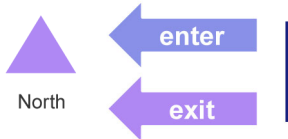
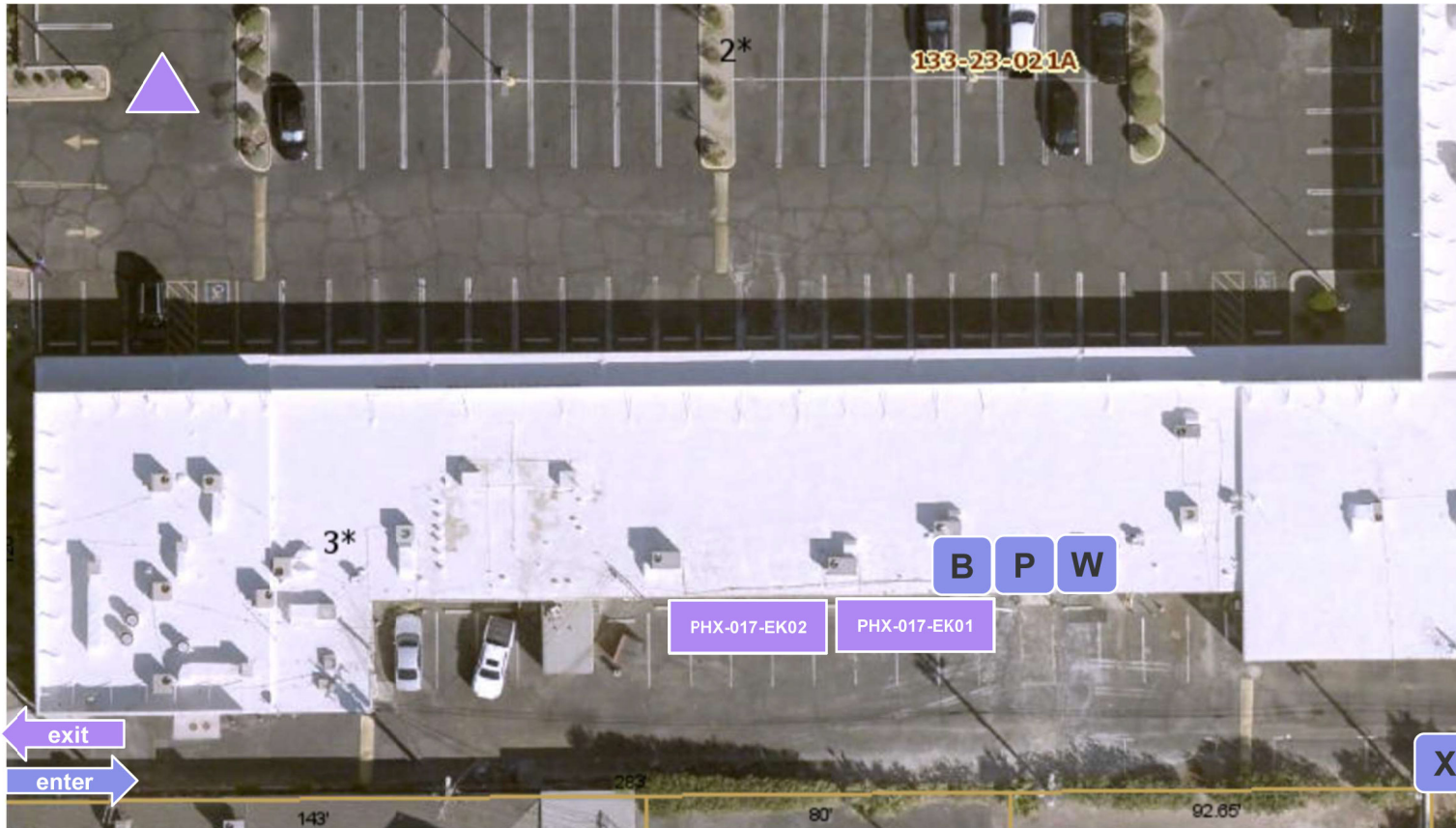


Last Updated: 2/11/2022  
By: Kelly Milligan

**REEF**

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Vessel  
Typical Size 24'x8'

  
Power

  
Water

  
Dumpster

  
Bathroom

  
Grease Tank

Last Updated: 2/11/2022  
By: Kelly Milligan

REEF



# REAR OF BUILDING LOOKING

