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Re. A New Shell Building for Red Point Development
4418 E. University Drive
APN: 140-52-282

Project Narrative

This project is located at 4418 E. University Drive in Mesa at northeast corner of Greenfield Road and University Drive in the existing Greenfield Plaza. This project is located in Lot 4 and is currently vacant. All parking is shared per the Greenfield Plaza CCR's.

The proposed project is a 3,000 Sq. Ft. shell building for future tenants of 1,800 Sq. Ft. and 1,200 Sq. Ft. The 1,800 Sq. Ft. tenant space is for a future drive thru restaurant. The 1,200 Sq. Ft. tenant space is an unknown tenant and currently parked for general office, retail & services. The site will include outdoor patio seating and a drive thru lane for the north tenant.

The architecture of the building complements the existing Greenfield Plaza. Additional foundation landscaping will be added around the base of the new building and in the revised parking lot islands. The existing parking area adjacent to the new building will be revised to include new H/C parking. A new trash enclosure for refuse and recycle bins has been added just north of the parcel within the shared parking area. All landscaping within the ROW is existing, mature and maintained. The driveway accesses to the site are all existing and will remain.

According to the current CCR's for the Greenfield Plaza, adopted in 1985, the allowed gross floor area for Lot 4 is 4,030 Sq. Ft. The shared parking totals 455 parking stalls. This new facility requires 22 parking stalls.

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