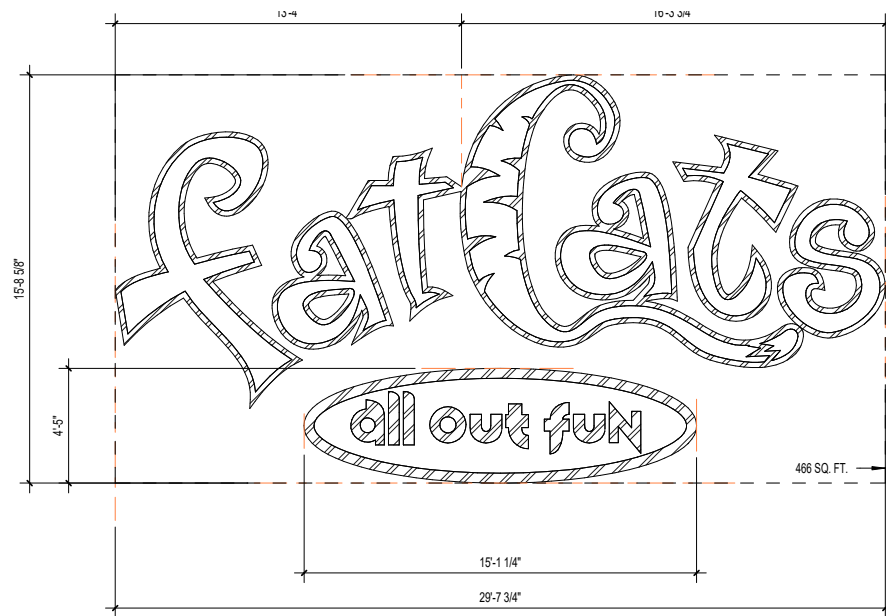


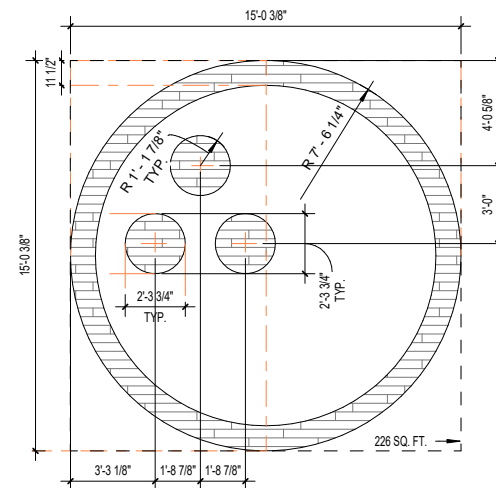
**SIGNAGE** (7 signs, 2,313 SF total)

**A** (466 SF)  
 Front Facade Fat Cats Logo  
 Individual letters mounted to exterior wall  
 White acrylic letters with black channels  
 Internally illuminated LED - Color changing  
 Font: Custom Fat Cats logo

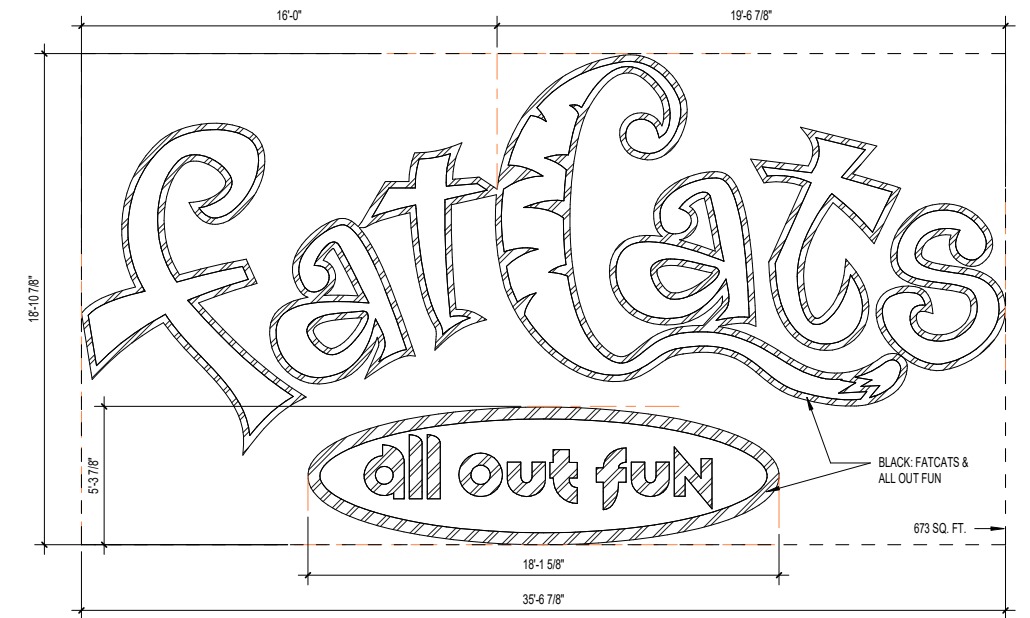
**B** (466 SF)  
 Side Painted Fat Cats Logo  
 Painted letters on exterior wall  
 Black and white paint  
 Font: Custom Fat Cats Logo  
**NOTE: Same size as sign A**



**C** (226 SF)  
 Bowling Ball Logo  
 Sheet metal shape on exterior wall  
 Color changing LED on metal surface



**D** (673 SF)  
 Rear side Fat Cats Logo  
 Individual letters mounted to exterior wall  
 White acrylic letters with black channels  
 Internally illuminated LED - Color changing  
 Font: Custom Fat Cats logo



**E** (226 SF) x2 signs = (452 SF total)  
 CINEMA | GRILL | ARCADE | BOWLING  
 Individual letters mounted to exterior wall  
 White acrylic letters with black channels  
 Internally illuminated LED - Color changing  
 Font: Arial



**LIGHTING**



**G**  
 P-LED Street Wrap  
 RGB Color-changing linear LED  
 Entry band (behind white acrylic)  
 Other accent lighting

**H**  
 Insight Lighting Cynder Exterior  
 Up & Down Light  
 Between arcade windows

**J**  
 Lumenpulse Lumenfacade  
 Linear downlight wall washer  
 RGB Color-changing  
 Over arcade window panels  
 Over painted Fat Cats logo



**K**  
 Exterior Postercase  
 (x12 total)



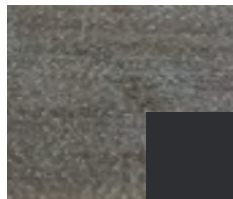
**Longbow Finishes**



Stucco  
 Manufacturer: Sto  
 Paint Color: SW 7069 Enduring Bronze



Smooth-face CMU with integral color  
 Manufacturer: Trenwyth  
 Color: Pebble Beach



Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Gray

**Applied Finishes**



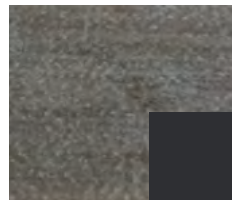
**1**  
 Stucco  
 Manufacturer: Sto  
 Paint Color: SW 7069 Enduring Bronze



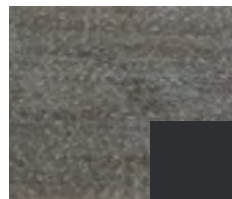
**2**  
 Split-Face CMU with integral color  
 Manufacturer: Trenwyth  
 Color: Pebble Beach



**3**  
 Smooth-face CMU with integral color  
 Manufacturer: Trenwyth  
 Color: Black Canyon



**4**  
 Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Gray



**5**  
 Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Gray



**6**  
 Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Black



**7**  
 White acrylic  
 (Provided by signage vendor)



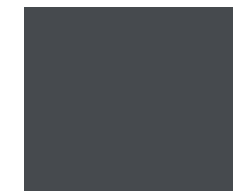
**8**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Beige to match CMU 2



**9**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Gray to match CMU 3



**10**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Original White



**11**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Domino



**12**  
 Metal Storefront  
 Manufacturer: EFCO  
 Series: 401 (NT)  
 Color: Black  
<http://www.efcocorp.com/products/detail/3/9/24>



## FATCATS EXTERIOR LANDSCAPING PLAN



EXTERIOR LANDSCAPING PLAN  
2018.06.25 TKA-17104

Page 2



EXTERIOR LANDSCAPING PLAN  
2018.06.25 TKA-17104

Page 3











WRAPS ENTIRE BUILDING (G)

CINEMA | GRILL | ARCADE | BOWLING

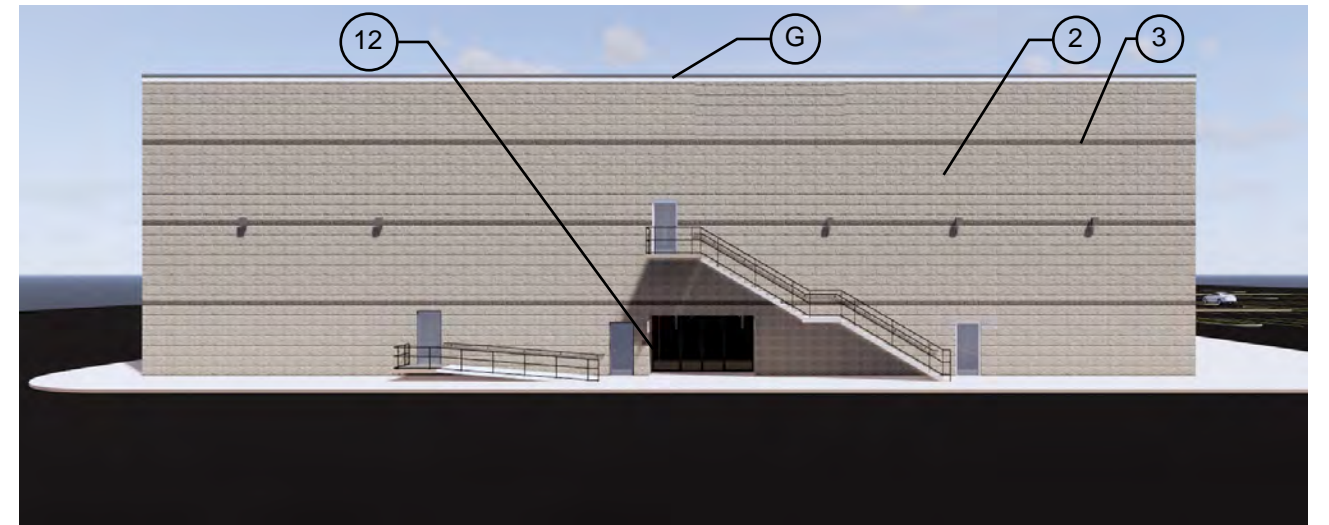
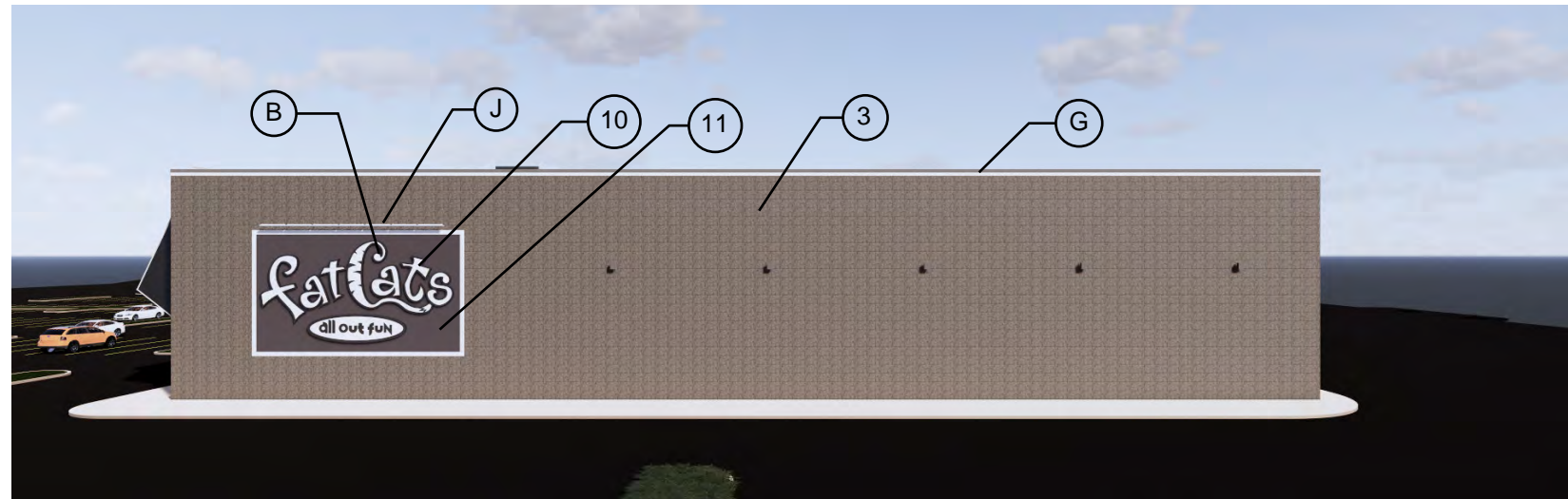
fat cats  
all out fun







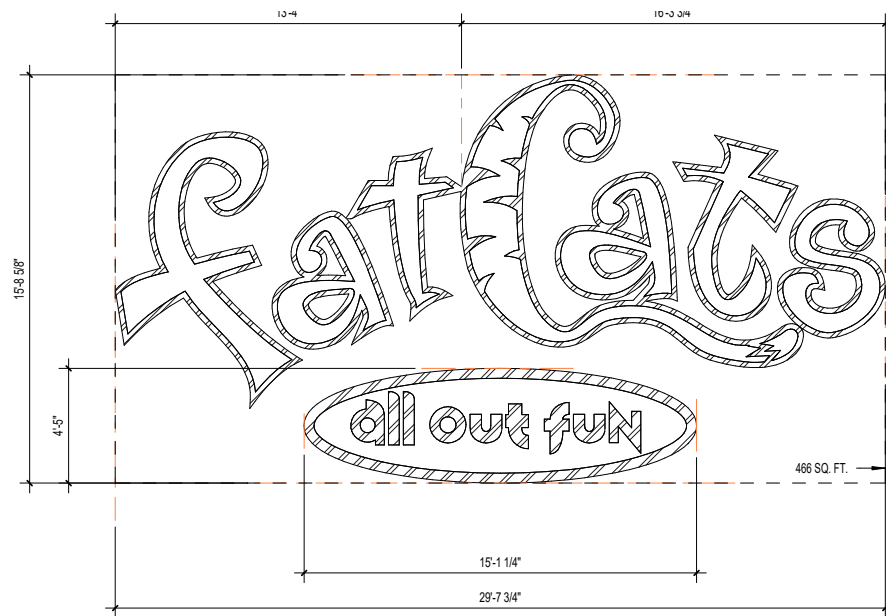




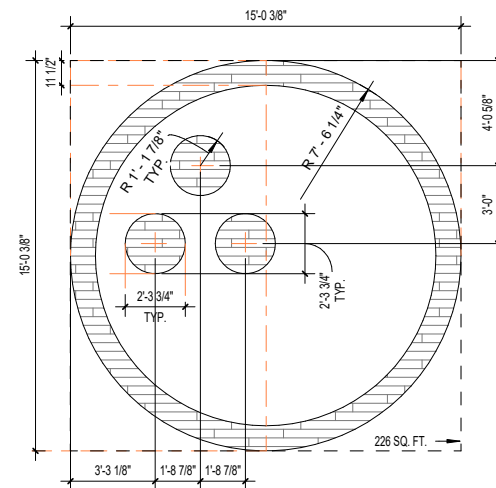
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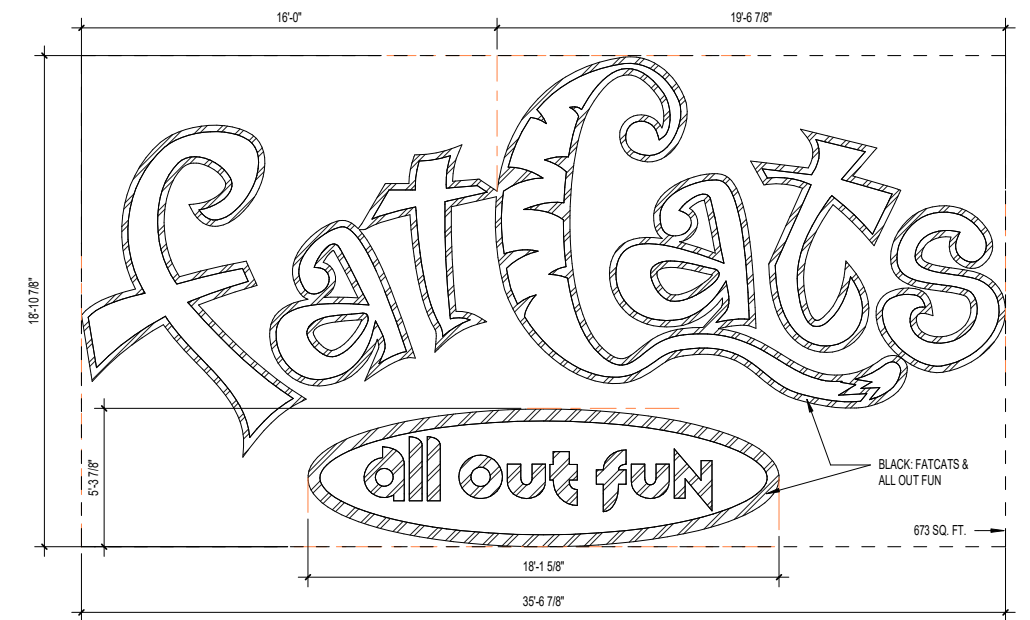
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 Black and white paint  
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 P-LED Street Wrap  
 RGB Color-changing linear LED  
 Entry band (behind white acrylic)  
 Other accent lighting

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**K**  
 Exterior Postercase  
 (x12 total)





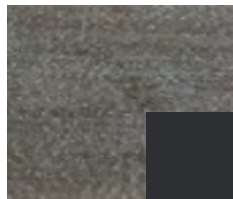
**LONGBOW FINISHES**



Stucco  
 Manufacturer: Sto  
 Paint Color: SW 7069 Enduring Bronze



Smooth-face CMU with integral color  
 Manufacturer: Trenwyth  
 Color: Pebble Beach



Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Gray

**APPLIED FINISHES**



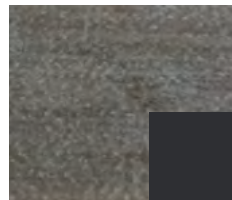
**1**  
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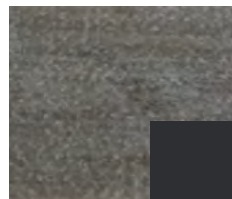
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 Split-Face CMU with integral color  
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 Color: Pebble Beach



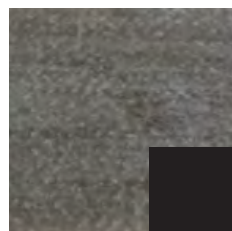
**3**  
 Smooth-face CMU with integral color  
 Manufacturer: Trenwyth  
 Color: Black Canyon



**4**  
 Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Gray



**5**  
 Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Gray



**6**  
 Metal Panels  
 Manufacturer: Western States Metals  
 Product: Bond Acrylic 24 Gauge  
 Color: Black



**7**  
 White acrylic  
 (Provided by signage vendor)



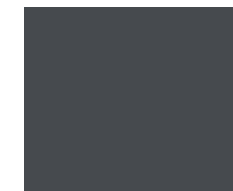
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 Manufacturer: Sherwin-Williams  
 Color: Beige to match CMU 2



**9**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Gray to match CMU 3



**10**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Original White



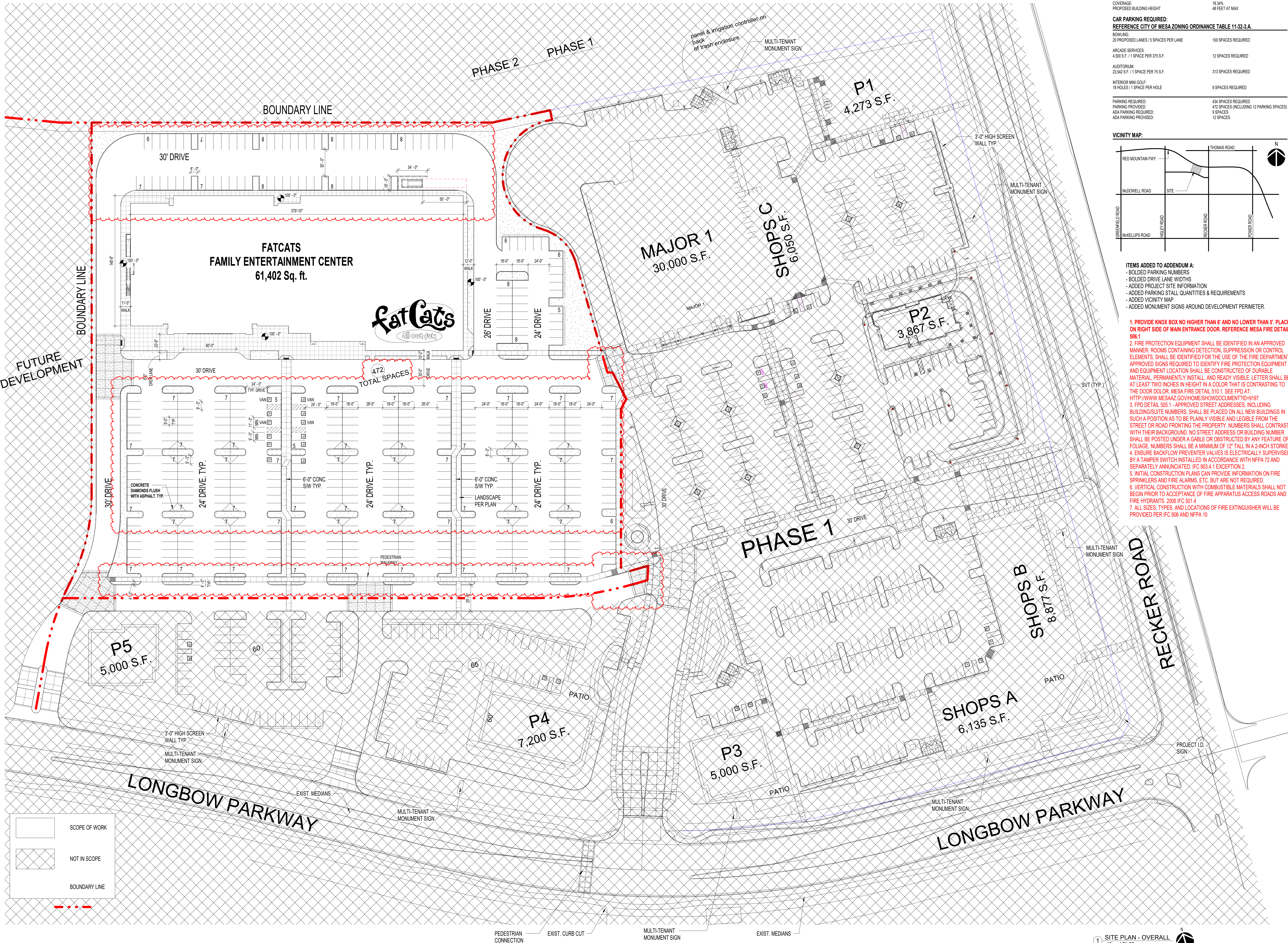
**11**  
 Paint  
 Manufacturer: Sherwin-Williams  
 Color: Domino



**12**  
 Metal Storefront  
 Manufacturer: EFCO  
 Series: 401 (NT)  
 Color: Black  
<http://www.efcocorp.com/products/detail/3/9/24>

D  
C  
B  
A

A

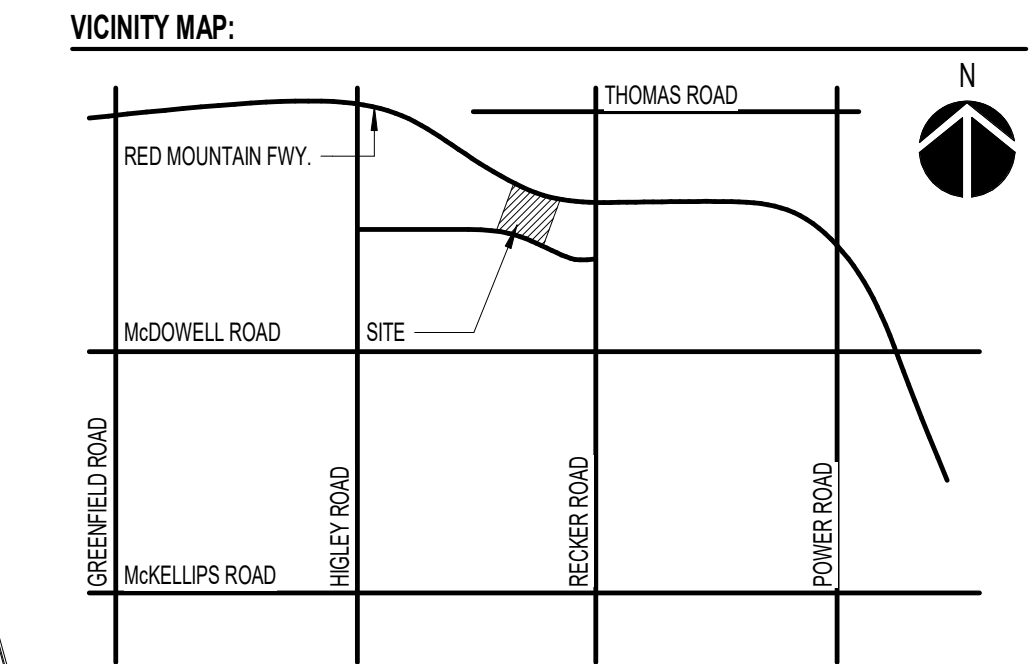


**PROJECT DATA:**

ZONING:	LC
APN#:	141-41-020
SITE AREA:	304,769 S.F.
BUILDING AREA:	81,402 S.F.
COVERAGE:	18.34%
PROPOSED BUILDING HEIGHT:	48 FEET AT MAX

**CAR PARKING REQUIRED:**  
REFERENCE CITY OF MESA ZONING ORDINANCE TABLE 11-32-3.A.

BOWLING:	20 PROPOSED LANES / 5 SPACES PER LANE	100 SPACES REQUIRED
ARCADE SERVICES:	4,500 S.F. / 1 SPACE PER 375 S.F.	12 SPACES REQUIRED
AUDITORIUM:	23,542 S.F. / 1 SPACE PER 75 S.F.	313 SPACES REQUIRED
INTERIOR MINI GOLF:	18 HOLES / 1 SPACE PER HOLE	9 SPACES REQUIRED
PARKING PROVIDED:		434 SPACES REQUIRED
ADA PARKING PROVIDED:		472 SPACES (INCLUDING 12 PARKING SPACES)
ADA PARKING PROVIDED:		9 SPACES
ADA PARKING PROVIDED:		12 SPACES



- ITEMS ADDED TO ADDENDUM A:**
- BOLDED PARKING NUMBERS
  - BOLDED DRIVE LANE WIDTHS
  - ADDED PROJECT SITE INFORMATION
  - ADDED PARKING STALL QUANTITIES & REQUIREMENTS
  - ADDED VICINITY MAP
  - ADDED MONUMENT SIGNS AROUND DEVELOPMENT PERIMETER.

1. PROVIDE KNOX BOX NO HIGHER THAN 6' AND NO LOWER THAN 5'. PLACE ON RIGHT SIDE OF MAIN ENTRANCE DOOR. REFERENCE MESA FIRE DETAIL 506.1
2. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS, SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIAL, PERMANENTLY INSTALL, AND READY VISIBLE. LETTER SHALL BE AT LEAST TWO INCHES IN HEIGHT IN A COLOR THAT IS CONTRASTING TO THE DOOR COLOR. MESA FIRE DETAIL 510.1. SEE FPD AT: [HTTP://WWW.MESA.AZ.GOV/HOME/SHOWDOCUMENT?ID=9197](http://www.mesaaz.gov/home/showdocument?id=9197)
3. FPD DETAIL 505.1 - APPROVED STREET ADDRESSES, INCLUDING BUILDING/SUITE NUMBERS, SHALL BE PLACED ON ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NO STREET ADDRESS OR BUILDING NUMBER SHALL BE POSTED UNDER A GABLE OR OBSTRUCTED BY ANY FEATURE OR FOLIAE. NUMBERS SHALL BE A MINIMUM OF 12" TALL IN A 2 INCH STROKE.
4. ENSURE BACKFLOW PREVENTER VALVES IS ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA 72 AND SEPARATELY ANNUNCIATED. IFC 903.4.1 EXCEPTION 2.
5. INITIAL CONSTRUCTION PLANS CAN PROVIDE INFORMATION ON FIRE SPRINKLERS AND FIRE ALARMS, ETC. BUT ARE NOT REQUIRED.
6. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS. 2006 IFC 501.4
7. ALL SIZES, TYPES, AND LOCATIONS OF FIRE EXTINGUISHER WILL BE PROVIDED PER IFC 906 AND NFPA 10



1100 Main Street  
Suite 2200  
Kansas City, Missouri 64105

Phone : 816-842-7552  
Fax : 816-842-1302

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THESE DRAWINGS & SPECIFICATIONS RETAINED BY THE DESIGN PROFESSIONAL. THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.

**FATCATS MESA ARIZONA**  
**5740 E LONGBOW PARKWAY**  
**MESA, AZ 85215**

**PERMIT**  
**08.27.2018**

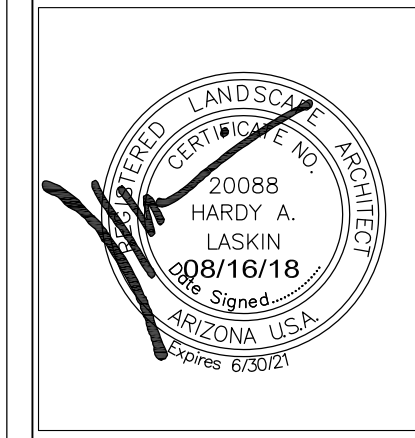
**REVISIONS**

NO.	DATE	DESCRIPTION
A	08.01.2018	ZONING COMMENTS
C	09.05.2018	Revision 3

**PROJECT #17104**

**SITE PLAN**

**SHEET NUMBER**  
**100**



**TK**  
architects  
INTERNATIONAL  
1100 Main Street  
Suite 2200  
Kansas City, Missouri 64105

Phone : 816-842-7552  
Fax : 816-842-1302  
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**FATCATS MESA ARIZONA**  
**5740 E LONGBOW PARKWAY**  
**MESA, AZ 85215**

PRE SUBMITTAL APPLICATION  
08.16.2018

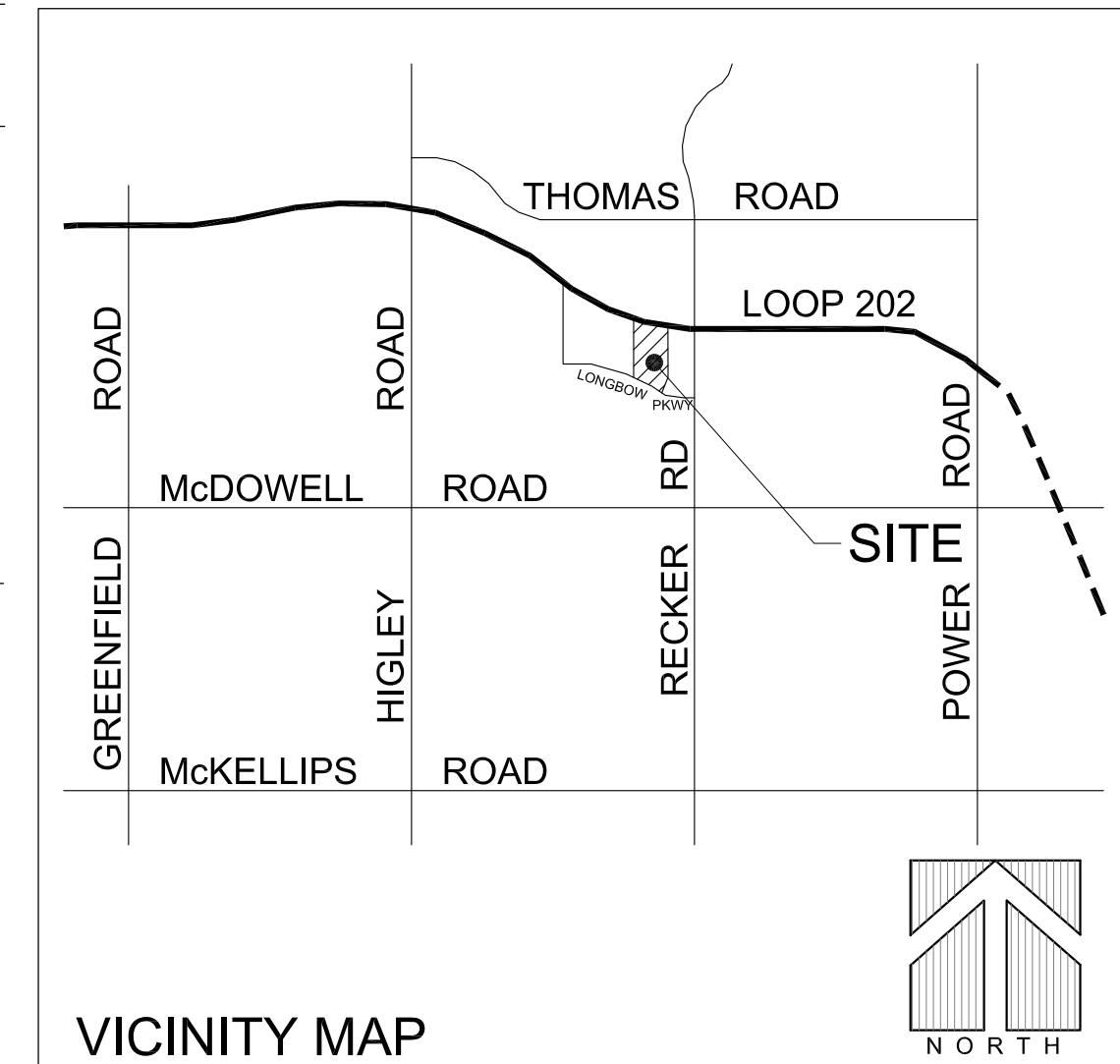
REVISIONS		
NO.	DATE	DESCRIPTION
A	08.01.2018	ZONING COMMENTS
B	08.15.2018	DEVELOPER COMMENTS

PROJECT # 17104

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

**L.01**



**GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:**  
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

**LANDSCAPE LEGEND**

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	QTY
Chilopsis linearis 'Art' Seedless Desert Willow Multi-Trunk	15 Gallon U.O.N. 24" Box 36" Box	42 20 05
Parkinsonia praecox Palo Brea	24" Box U.O.N. 36" Box Standard	19 04
Ebenopsis ebano Texas Ebony	24" Box U.O.N. 36" Box Standard	33 06

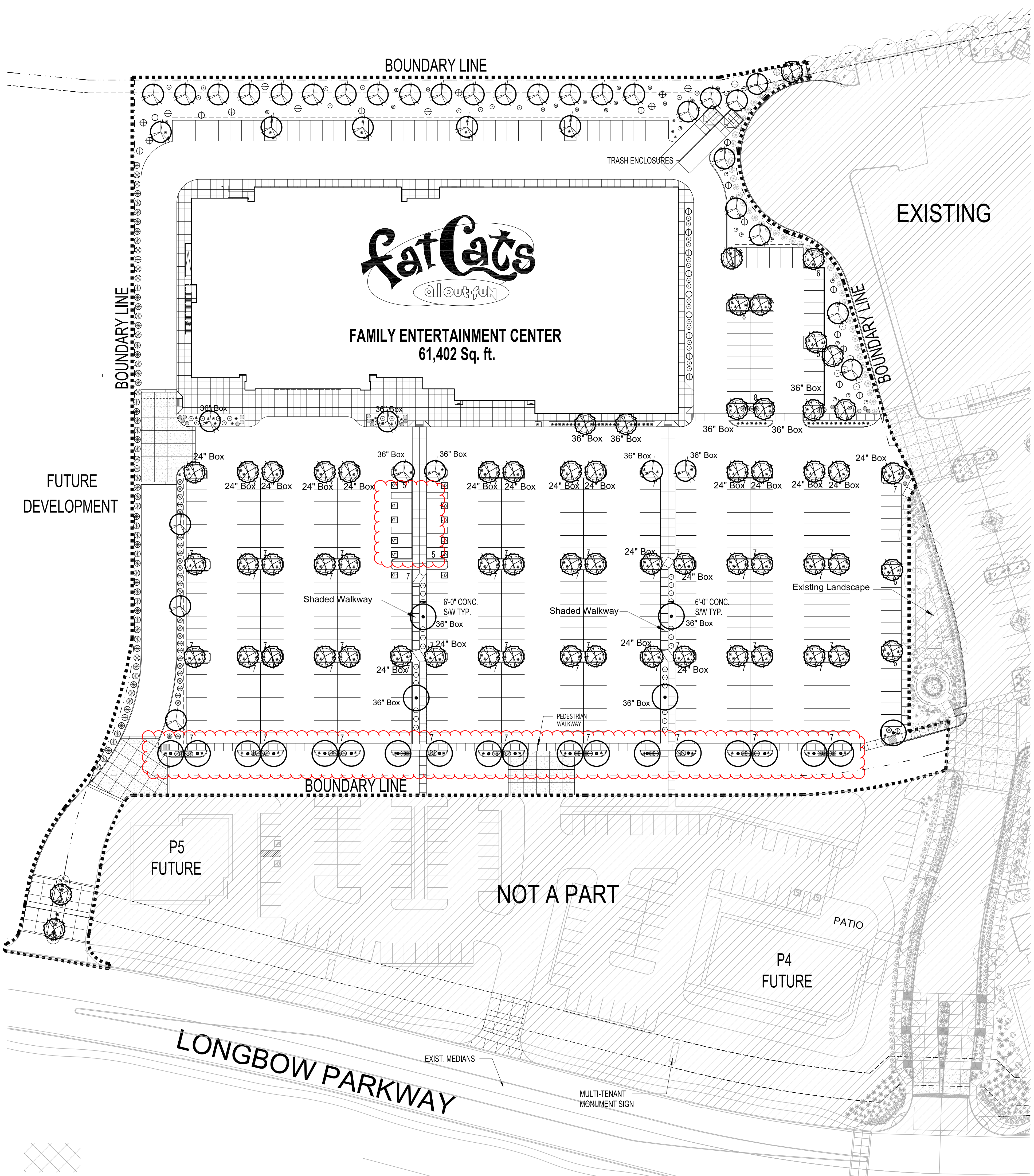
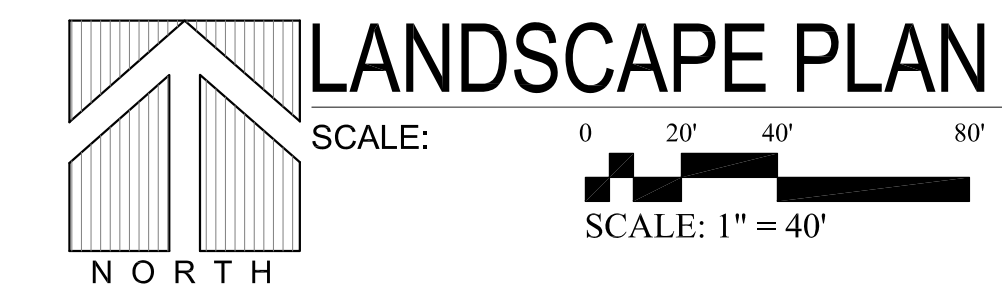
SHRUBS / ACCENTS / VINES	SIZE	QTY
Dasyliiron wheeleri Desert Spoon	5 Gallon	152
Hesperaloe parviflora "Perba" Brake Light Red Yucca	5 Gallon	271
Dasyliiron quadrangulum Toothless Desert Spoon	5 Gallon	06
Echinocactus grusonii Golden Barrel Cactus	12" Diameter Matching	06
Agave murpheyi Murphy's Agave	5 Gallon	08
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon	21
Calliandra californica Baja Red Fairy Duster	5 Gallon	42
Larrea tridentata Creosote Bush	5 Gallon	14

GROUNDCOVERS	SIZE	QTY
Psilotrophe cooperi Paper Flower	1 Gallon	17
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 Gallon	21

Decomposed Granite-1/2" Screened Arizona Gold 2" min thickness in all landscape areas  
Submit samples to Landscape Architect  
Rip-Rap 3" - 6" Express Carmel 3" min thickness in all landscape areas  
Submit samples to Landscape Architect  
Dust Proofing 1/4" minus Express Carmel 2" min thickness in all landscape areas  
Submit samples to Landscape Architect

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
<b>NORTH 527'</b>				
1 TREE / PER 25 L.F.T.		21		
2 SHRUBS / PER 25 L.F.T.				42
<b>EAST 000'-00"</b>				
Private Drive N/A				
1 TREE / PER 25 L.F.T.	NA	NA		
2 SHRUBS / PER 25 L.F.T.			NA	NA
<b>SOUTH N/A</b>				
Longbow Parkway				
1 TREE / PER 25 L.F.T.	NA	NA		
2 SHRUBS / PER 25 L.F.T.			NA	NA
<b>WEST 000'-00"</b>				
Private Drive N/A				
1 TREE / PER 25 L.F.T.	N/A	N/A		
2 SHRUBS / PER 25 L.F.T.			N/A	N/A
<b>PARKING LOT</b>				
1 TREE / PER 15' ISLAND		84		
3 SHRUBS / PER 15' ISLAND			252	252
<b>FOUNDATION PLANTING</b>				
1 TREE / PER 50 L.F.T.	8	8	8	8
<b>TOTAL REQRD/FRNSHD</b>		113	294	294
<b>SIZE REQRD/FURNISHED</b>				
TREES 36" BOX MIN 10%	15	15		
24" BOX MIN 50%	72	72		
15 GAL	42	42		
5 GAL	0	0		
Date Palms	0	0		
<b>TOTAL TREES</b>	129	129		
SHRUBS 15 GAL or Larger				0
5 GAL				480
1 GAL				38
POT/FLAT				0
Existing				0
<b>TOTAL SHRUBS</b>				518



**LASKIN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
67 E. Weldon Ave.  
Suite 230  
Phoenix, Arizona 85012  
p (602) 840-7771  
f (602) 840-8021  
www.laskindesign.com

CALL TWO WORKING DAYS BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

**City of Mesa Design Review Board Project Narrative  
July 2018  
FatCats at Longbow Marketplace**

**Purpose of Request**

The purpose of this application is to obtain site plan and design review approval of a proposed 61,400 SF building at Longbow Marketplace.

**Background**

The 313 acre Longbow Business Park and Golf Club rezoning was approved by the City Council on March 4, 2002 (Z02-01/Ordinance 3972). The ordinance approved M-1 DMP, C-3 DMP, and M-1 DMP (with conceptual BIZ overlay) property with sixteen stipulations. A minor general plan amendment and rezoning of approximately 50 acres north of Longbow Parkway was approved by the City Council on November 17, 2008. The general plan amended the Land Use map from Business Park (BP) to Community Commercial (CC). The ordinance changed the zoning of this property from M-1 DMP to C-2 DMP (with conceptual BIZ overlay).

FC Mesa LLC (FatCats) is purchasing approximately 7.3 acres adjacent to the Sprouts at Longbow Marketplace.

**Longbow**

Longbow is planned to be one of Mesa's and the East Valley's premier mixed use employment center including the potential for mid-rise buildings. The hope is that the unique combination of employment, neighborhood service retail and golf uses intermixed will create a business address unlike any other development in the City. The golf course is intentionally located to preserve a clear area required for flight operations for Falcon Field. The golf course was expanded in 2003 and was designed to also be utilized to meet site retention requirements for nearly the entire project. Basic infrastructure including Longbow Parkway has been constructed.

**Project Description**

**Commercial**

FatCats proposes to construct a 61,400 SF building on 7.3 acres adjacent to Sprouts within the Longbow Marketplace shopping center.

FatCats is the next generation Family Entertainment center where most of the popular forms of family entertainment are all located under one roof. FatCats Mesa is anticipated to include:

- 8 recline and dine movie theaters with fully reclining seats, adjustable head rests for the perfect viewing angle and food delivered directly to your seat. Seats will also be equipped with tray tables and cup holders to enhance the dining and viewing experience.
- 20 lane modern bowling alley complete with special lighting and optional gaming experiences to change regular bowling into fun and unique games.
- Large arcade and redemption area featuring all the latest and most popular arcade games
- FatCats Grill featuring pizza, salads, burgers, sandwiches, wings, French fries, desserts, ice cream and alcoholic beverages.

- Glow Golf. A 9 hole glow-in-the-dark miniature golf experience
- Virtual Reality
- Party Rooms

FatCats was founded 17 years ago in Salt Lake City, UT and has now grown to locations in Utah, Idaho, Colorado and Arizona. The concept has evolved over the years from a bowling center to a full family entertainment center with multiple forms of indoor family entertainment.

**City of Mesa General Plan**

FatCats will conform to the City of Mesa General Plan. The proposed development will be consistent with the intent and direction of the General Plan, and will be consistent with adopted neighborhood plans. The proposed development will meet or exceed the standards and guidelines established by the adjacent development, Longbow Marketplace.

**City of Mesa Zoning Ordinance**

FatCats will conform to the City of Mesa Zoning Ordinance section 11-69-5. The site plan and building design will:

1. Enhance the overall development and surrounding environment with pedestrian access between buildings,
2. Will provide a suitable environment for occupants, visitors and the general community,
3. Integrate building materials and landscaping that is consistent with adjacent development, and
4. Provide a visually interesting building style and design

**Design Guidelines**

FatCats will conform to the **Longbow Design Guidelines**. The purpose of the Longbow Design Guidelines is to provide a minimum required standard for development of future projects and ensure that new development will be consistent with the goals of the Longbow (Project). The guidelines will apply to all new construction and renovation or improvement of future existing buildings. The following are specific goals that these guidelines will promote.

5. Ensure quality development within the Project.
6. Strengthen the Design Theme through encouraging unifying components through landscaping, signage, building details, street furniture, and other common elements.
7. Promote a harmonious environment where individual buildings can incorporate creative design and maintain their identity.
8. Encourage site design that complements the surrounding area.
9. Achieve site and building development compatible with all city, state, and federal (including FAA requirements) requirements.

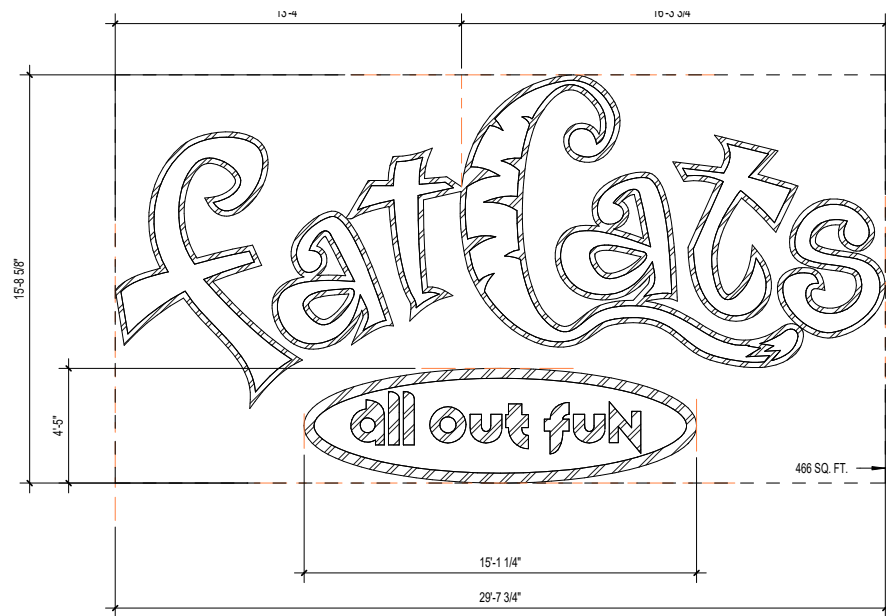
All development within Longbow must comply with applicable codes and regulations of the City of Mesa, Maricopa County, State of Arizona, the Federal Aviation Administration (FAA), the Development Master plan approved by the City of Mesa for Longbow and CC&R's of Longbow Park and the Design Guidelines which are an integral part of the CC&R's. Where the design Guidelines provide more stringent development standards than the appropriate public agency, the Design Guidelines shall apply. Where appropriate public agency regulations are more stringent than the Design Guidelines, the public agency regulations shall apply.



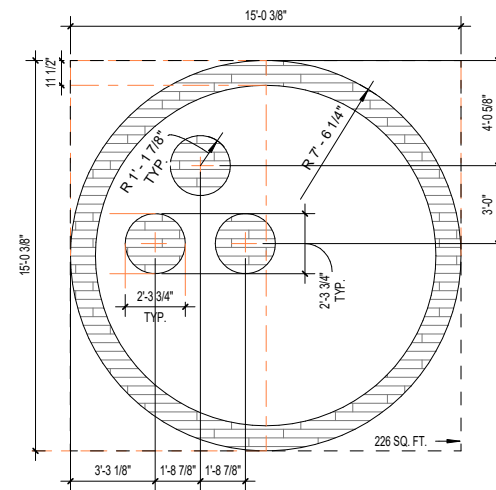
**SIGNAGE** (7 signs, 2,313 SF total)

**A** (466 SF)  
 Front Facade Fat Cats Logo  
 Individual letters mounted to exterior wall  
 White acrylic letters with black channels  
 Internally illuminated LED - Color changing  
 Font: Custom Fat Cats logo

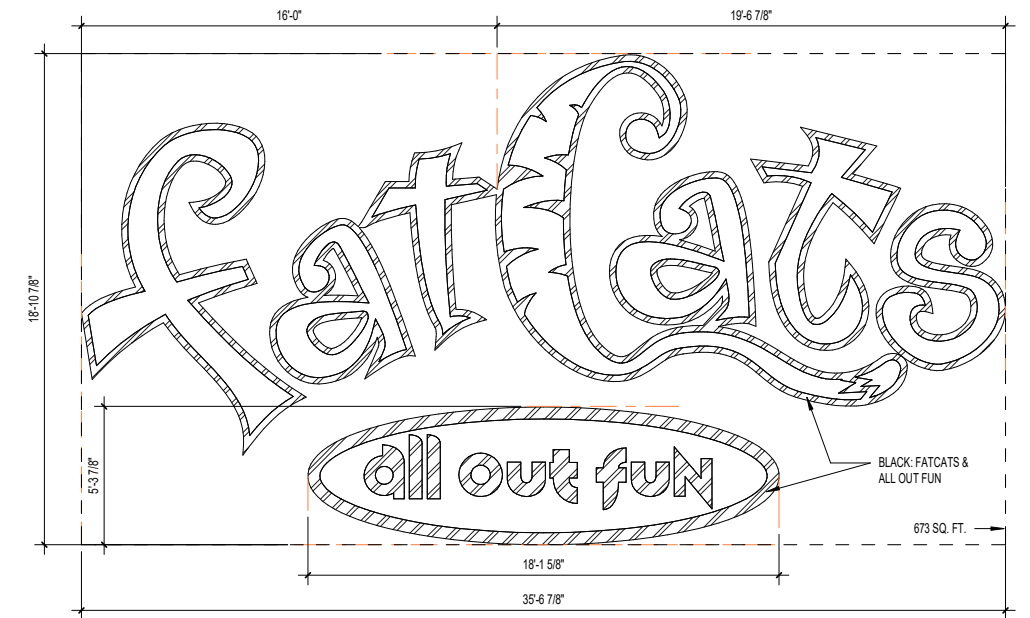
**B** (466 SF)  
 Side Painted Fat Cats Logo  
 Painted letters on exterior wall  
 Black and white paint  
 Font: Custom Fat Cats Logo  
**NOTE: Same size as sign A**



**C** (226 SF)  
 Bowling Ball Logo  
 Sheet metal shape on exterior wall  
 Color changing LED on metal surface



**D** (673 SF)  
 Rear side Fat Cats Logo  
 Individual letters mounted to exterior wall  
 White acrylic letters with black channels  
 Internally illuminated LED - Color changing  
 Font: Custom Fat Cats logo



**E** (226 SF) x2 signs = (452 SF total)  
 CINEMA | GRILL | ARCADE | BOWLING  
 Individual letters mounted to exterior wall  
 White acrylic letters with black channels  
 Internally illuminated LED - Color changing  
 Font: Arial



**LIGHTING**



**G**  
 P-LED Street Wrap  
 RGB Color-changing linear LED  
 Entry band (behind white acrylic)  
 Other accent lighting

**H**  
 Insight Lighting Cynder Exterior  
 Up & Down Light  
 Between arcade windows

**J**  
 Lumenpulse Lumenfacade  
 Linear downlight wall washer  
 RGB Color-changing  
 Over arcade window panels  
 Over painted Fat Cats logo



**K**  
 Exterior Postercase  
 (x12 total)





# mesa·az *Design Review Board*

## *Staff Report*

**CASE NUMBER:** DRB18-00594  
**LOCATION/ADDRESS:** The 5800 block of East Longbow Parkway (north side).  
**REQUEST:** Approval of LED exterior illumination as well as a height exception for Fat Cats Family Entertainment Center  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Dover Associates, LLC  
**APPLICANT:** Drew Yarnell, TK Architects International.  
**STAFF PLANNER:** Lesley Davis

### SITE DATA

**PARCEL NO.:** 141-41-020  
**PARCEL SIZE:** 7.4± acres  
**EXISTING ZONING:** LC-PAD-CUP  
**GENERAL PLAN CHARACTER:** Mixed Use Activity District  
**CURRENT LAND USE:** Vacant

### SITE CONTEXT

**NORTH:** Loop 202 Red Mountain Freeway  
**EAST:** (Across Recker Road) Single family residential – Zoned RS-9-PAD  
**SOUTH:** (Across Longbow Parkway) Vacant – Zoned LI-PAD  
**WEST:** Vacant – Zoned LC-PAD

### PROJECT DESCRIPTION

The proposed building is a 61,042 square-foot indoor commercial recreation facility for Fat Cats Family Entertainment. The site is generally located north of McDowell Road and west of Recker Road, more specifically west of the northwest corner of Longbow Parkway and Recker Road. The applicant is proposing an extension of the existing group commercial center along Longbow Parkway, west of the existing Sprouts.

The applicant is requesting approval from the Design Review Board for exposed exterior building illumination in accordance with section 11-30-5 of the Zoning Ordinance as well as a building height exception in accordance with section 11-30-3 of the Ordinance.

### STAFF ANALYSIS

Chapter 11-30-5 of the Zoning Ordinance gives the Design Review Board the authority to approve the use of exposed exterior building illumination to outline any structure. The Design Review Board shall approve exposed building illumination only upon finding that such illumination:

1. Constitutes a design component of the overall building architecture; and



*The exposed LED tubing located lower on the building outlines the canopies near the building entrance and acts as a component of the building architecture.*

2. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and

*The proposed LED illumination is located directly below the cornice and appears as a continuation of the roof line.*

3. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and

*The perimeter LED is an embellishment to the night time visual expression of the architecture and does not include any advertising message.*

4. Is compatible with the land use and architecture of adjacent developments.

*The proposed development is compatible to the surrounding uses within a commercial center. Also, the In N Out Burger within this same shopping center received approval for LED on their building.*

Chapter 11-30-3 of the Zoning Ordinance gives the Design Review Board the authority to approve additional exceptions to the height limits specified in this Ordinance only upon a finding by the Board that:

1. The proposed development does not exceed the maximum number of stories or residential densities permitted in the zoning district in which it is located; and

*The applicant has not proposed any additional stories for this commercial building. The height requested is identified in the table below:*

<b>Development Standards – MZO Table 11-7-3</b>	<b>Required</b>	<b>Proposed</b>
Maximum Building Height	30'	35' to 48'

2. At least one of the following items is present:
  - a. Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the building height; or

*The proposed building setbacks are significantly larger than required by code. See table below:*

Development Standards – MZO Table 11-7-3	Required	Proposed
<b>Setbacks:</b>		
North	30'	60'+
South	15'	450'+
East	0'	40'+
West	0'	28+'

- b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or

*The proposed use of the building is for indoor entertainment, including a movie theater and bowling.*

- c. The architectural style of the building or structure places the exception at a central point or in a limited area such as a dome, sphere, or other geometric.

N/A

**CONCLUSION:**

The applicant has complied with all of the criteria for the exterior building illumination (11-30-5) and has also exceeded the criteria for the height exception per section 11-30-3. Staff recommends approval with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the plans submitted.
2. Compliance with all requirements of the Design Review process.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval for ZON18-00508.