



Pad 1 “Coffee” at Aldi Project Narrative

Accelerated Development Services (the "Applicant") on behalf of Aldi Arizona, LLC (the "Land Owner"), is proposing a new coffee restaurant with a drive through located at the southeast corner of Roosevelt Street and Estrella Parkway (the "Property") and within the Aldi commercial center. The Property is comprised of a portion of APN No. 500-04-971U and consists of approximately 0.686 net acres, as depicted on the enclosed site plan. Staff has recommended that the Applicant submit for an administrative site plan concurrently with a special use permit for a drive-through restaurant (as a convenience use) prior to commencing construction documents.

The General Plan designation for the Property is currently Community Commercial (CC) with a General Commercial (C-2) zoning district and a High Intensity Mixed-use Corridor Overlay Zone. The current zoning district was approved with stipulations as part of a commercial center via Ordinance No. 2018-1384 on April 23, 2018. Adjacent parcels that are directly north and east of the Property are part of the Estrella Commons Preliminary PAD.

The proposed site plan is in general conformance with the originally approved Aldi site plan except for three minor changes: (i) per Staff's request, the drive through/pick-up window has been screened from Estrella Parkway which is a major street; (ii) a covered patio has been added to Pad 1; and (iii) the trash enclosure has been located at the center of the front-loaded parking abutting Roosevelt Street to maximize patron accessibility to the building entry.

The Applicant will work with Aldi's consultants to revise previously approved plans (#HTE-18-4393) as necessary and design an 8" fire line that will tap into the proposed fire hydrant located to the east of the Coffee building. The approved 2" water and 6" sewer stubs will be utilized. See enclosed memos for additional detail on sewer, water and drainage.

Dry utilities will be coordinated with Aldi and preliminary plans will be developed at a later date.

This submittal will ensure a high quality development that is consistent with Aldi's soft contemporary design and color palette. The project is compatible with the surrounding commercial retail uses and will be a valuable amenity for the commercial center and nearby residential uses as well as create new jobs for residents in the trade area.