



April 05, 2021

PROJECT NARRATIVE

Proposed Multi Tenant Retail building Pebble Creek Marketplace

This Site Plan Submittal is for a new ground up building located on lot 6 of the new Pebble Creek Marketplace shopping center.

The proposed building was previously approved with the overall shopping center and the design review approvals have expired. The new proposed building will be 10,914 square feet which does include a proposed drive thru lane. The site parking area is existing including the head in parking for this building.

Menu board will be planned to face internally into the site. Additionally we are planning to install a new screen wall for complete drive thru lane screening along the full length of the drive lane.

The building elevation has been revised to use the color and materials palette "B" from the shopping center design guidelines as previously approved for The Pebble Creek Marketplace.

The drive thru use will not be materially detrimental to the surrounding areas and will be compatible with the surrounding area due to it's location that is more internally located with-in the shopping center itself, fully screened by a low wall as indicated on the site plan, the menu board will be facing internally into the shopping center parking lot and the drive entry area leading to the drive thru had been widened for additional traffic.

If there are any questions, please do not hesitate to call me at 602.762.7354.

Respectfully,

Mike Hills,
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