



Project Narrative for Major Development Review Permit for Buffalo Wild Wings Restaurant/Bar at Maricopa Power Center

Site Description:

The site location is the NE Quarter of Section 35, Township 4 South, Range 3 East of the Gila and Salt River Meridian, City of Maricopa, Pinal County, Arizona. The site is designated as Pad A of Lot 17 of The Wells – Maricopa Power Center (MPC) subdivision H-053. The site is currently vacant and is situated between Stonegate Road to the East, a private roadway to the South, a proposed multi-unit residential development to the North, and a proposed hotel to the West. Dry utilities, and water and sewer utilities will be provided from the utility lines in the private road adjacent to the site.

The 1.47-acre site is designed to include 120 parking spaces. Per the Pre-Application comments, the parking requirement for the restaurant is 1 space per 100 sf of inside seating area, and 1 space per 400 sf of outdoor seating area. The inside customer seating area for the restaurant is 4300 sf. The outdoor seating area is 800 sf. Utilizing this criterion, parking associated with the restaurant indoor seating area is 43 spaces, and 2 spaces for outdoor seating. The City allows a 10% increase, which provides for a total of 50 parking spaces. Based on parking requirements of other Buffalo Wild Wings restaurants throughout the Country, it is necessary to have a much greater number of available customer parking. The parking provided on this proposed restaurant site is the minimum required for this proposed Buffalo Wild Wings.

The site also included underground stormwater surface retention for onsite generated stormwater. All stored retention will be dissipated via either drywells or similar stormwater dissipation methods that will dissipate the retained stormwater in less than 36 hours.

The Maricopa Power Center development Construction, Operation and Reciprocal Easement Agreement (COREA) provides for cross-access and cross-parking over the whole development.

Per Zoning Code 18.90.040, the landscape setback along the North property line is 25 feet. Per approval from Richard Williams in order to obtain a setback of 9.5 feet, the Developer will provide at least three Electric Vehicle Parking for charging and the site improvements will provide “Green” elements, including upsizing the box trees from 24” to 36” trees, provide for lighter colored aggregate for the paved surface areas of the site, and two large flower pots near the entrance of the building. Pedestrian access will be provided along the South private road connected to the public sidewalk along Stonegate Road. A detached sidewalk and 3 foot landscape area will be provided along the North side of the private access road.



At the entry and exit area of the private access road, the width of this segment of the private road will be increased to a minimum of 36 feet.

No issues are anticipated with this site regarding the neighboring properties or the existing conditions. See attached Civil Site Plan.

Business Description:

This proposed freestanding Buffalo Wild Wings (BWW or commonly referred to as Bubs) restaurant/bar will be owned and operated by LaHaise Management AZ, LLC, an independent Franchisee of Inspire Brands LLC, which is a global multi-brand restaurant company. The Franchisee is based in Fargo, ND and has been operating numerous locations in North Dakota and South Dakota for about 25 years now. Their locations are some of the most successful within the brand.

Buffalo Wild Wings is an American casual dining restaurant and sports bar featuring traditional and boneless chicken wings with a large array of sauces, along with burgers, sandwiches, wraps, tacos, and salads. Multiple beer options available on tap, along with the typical soda offerings, and mixed cocktails.

The operating hours will be between 11:00 am to 1:00 am daily, with peak hours generally during lunch between 11:30am-1:30pm and dinner between 4:30pm-7:00pm. Daily guests are estimated to be about 400 for indoor seating, and 150 for takeout. The number of employees daily is expected to be 30.

Deliveries are expected to be between 8:00am – 10:00 am three times per week, and trash pickup as determined by the local service provider.

Building Description:

This freestanding restaurant/bar is proposed to have a footprint of approximately 6,900 square feet enclosed, with an additional 800 square feet of roof-covered outdoor patio area, and about 700 square feet of cooler/freezer area, for a total area of approximately 8,400 square feet.

Seating available in the enclosed dining area is currently proposed at 172, along with the enclosed bar seating available being 103, for a total occupant capacity inside the enclosed building of about 275 patrons. Additional seating will be provided in the outdoor patio area.

The building will be constructed of wood or metal stud framing with attractive siding of brick and wood appearance. The building will be one story with highest parapet at 26' above ground level.

The building will be designed with energy-efficiency in mind and cost-conscience sustainability, including site incorporation of several green initiatives as reference above.