



# PLANNING & ZONING BOARD

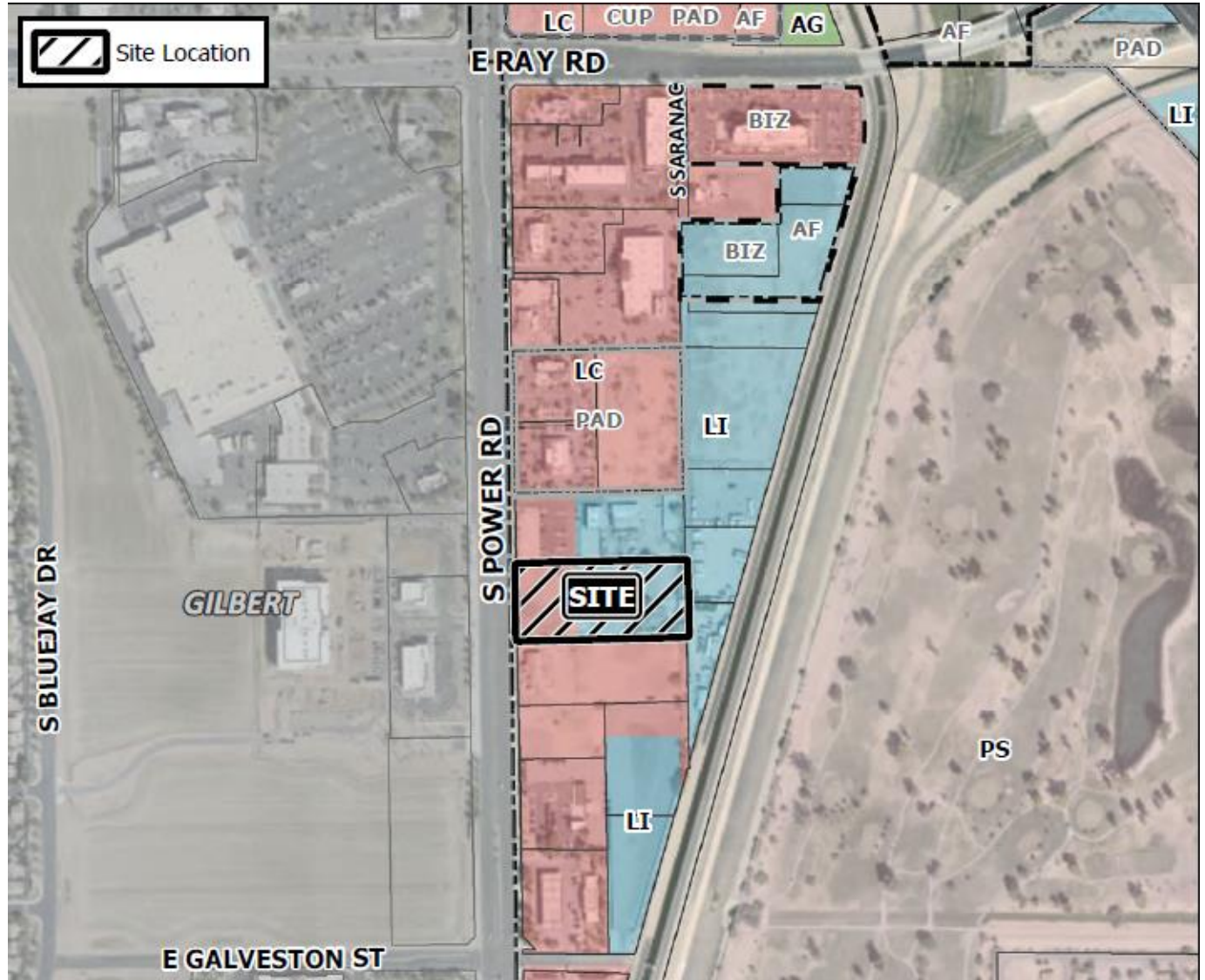
September 22, 2021

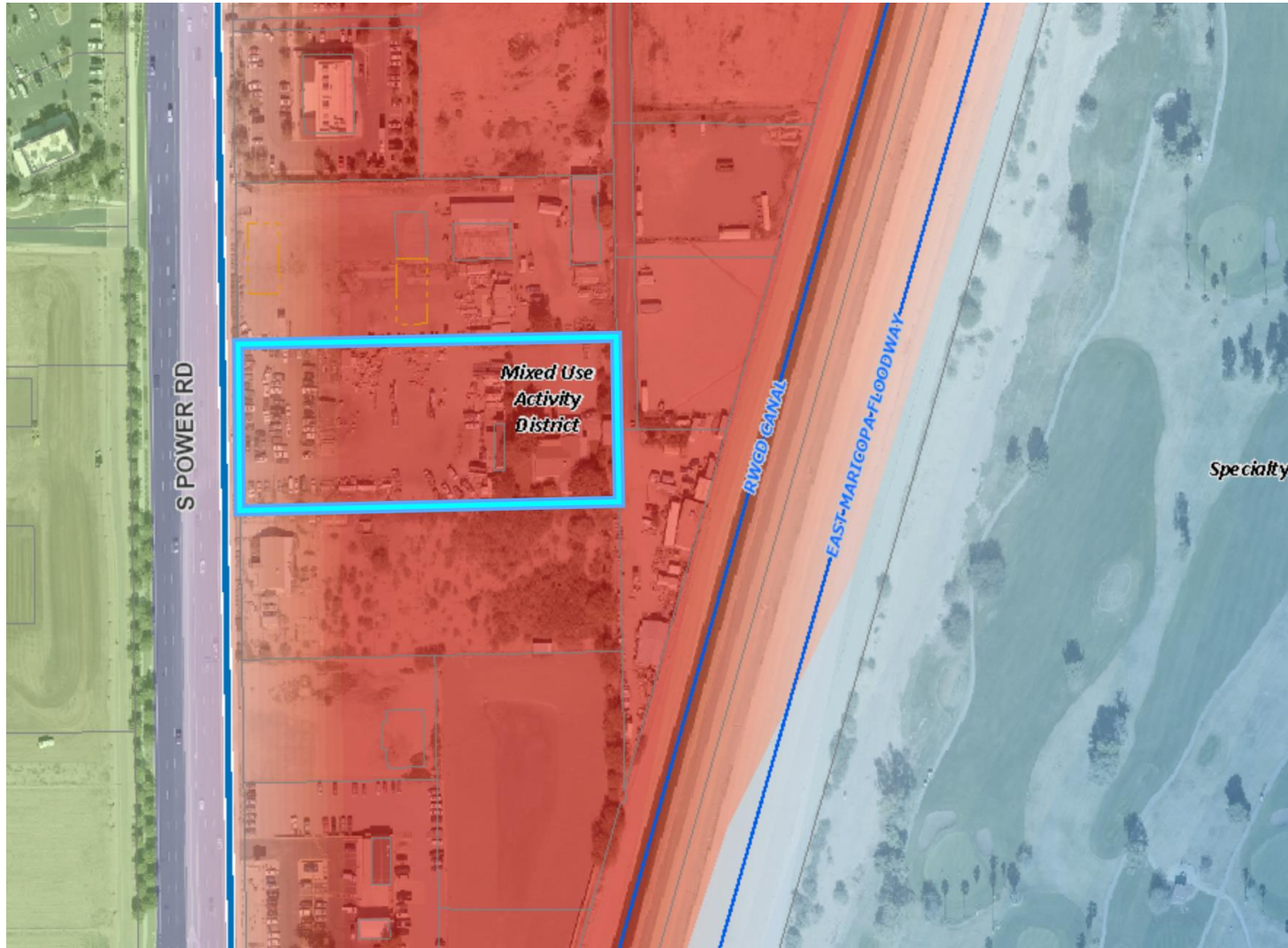


**ZON21-00449**

# Location

- East side of Power Rd
- ¼ mile south of Ray Rd





# General Plan

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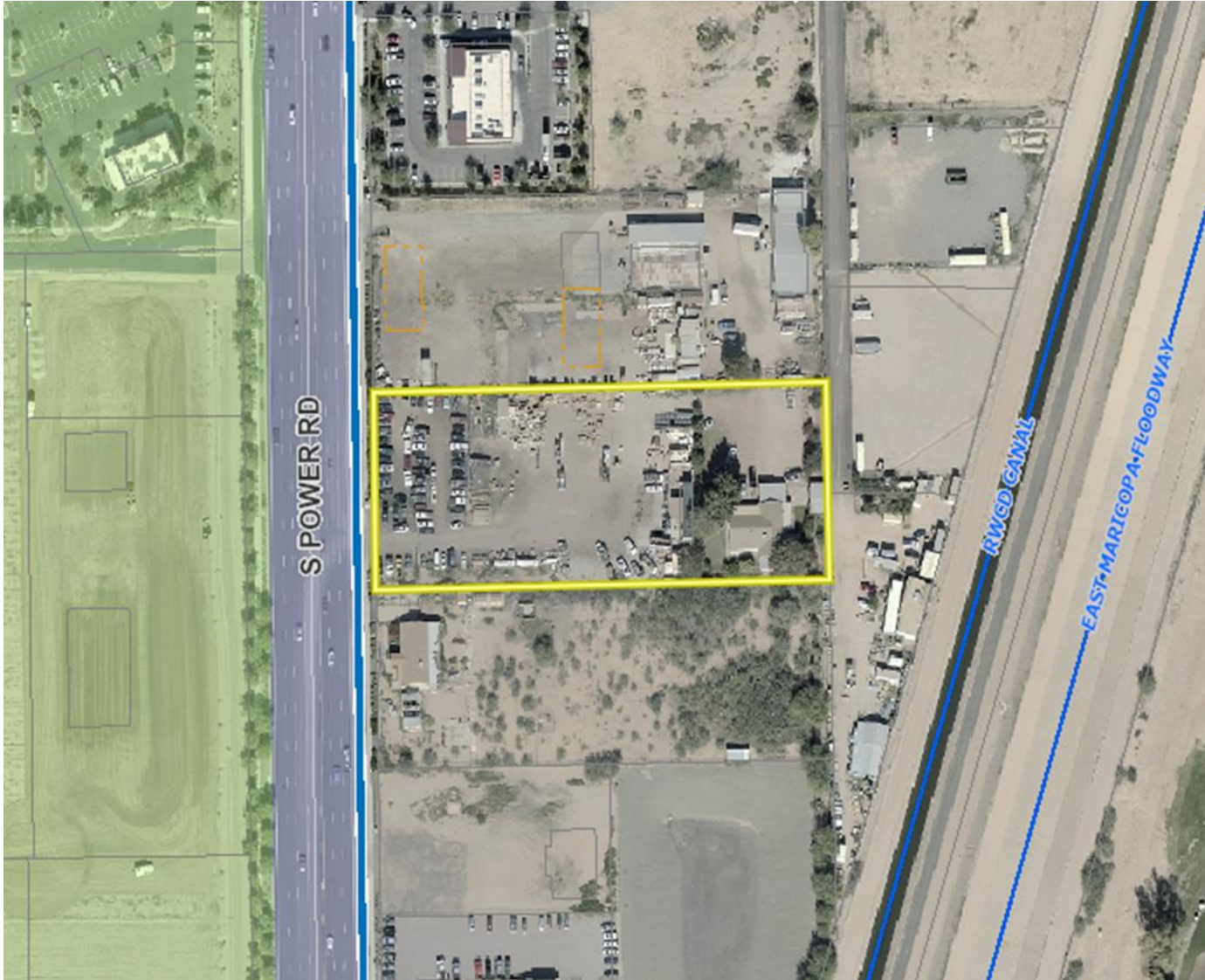
## Mixed Use Activity District

- Strong, viable centers of commercial activity
- Unique shopping and entertainment

# Site Photos



Looking east from Power Road



## Request

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- Site Plan Review

## Purpose

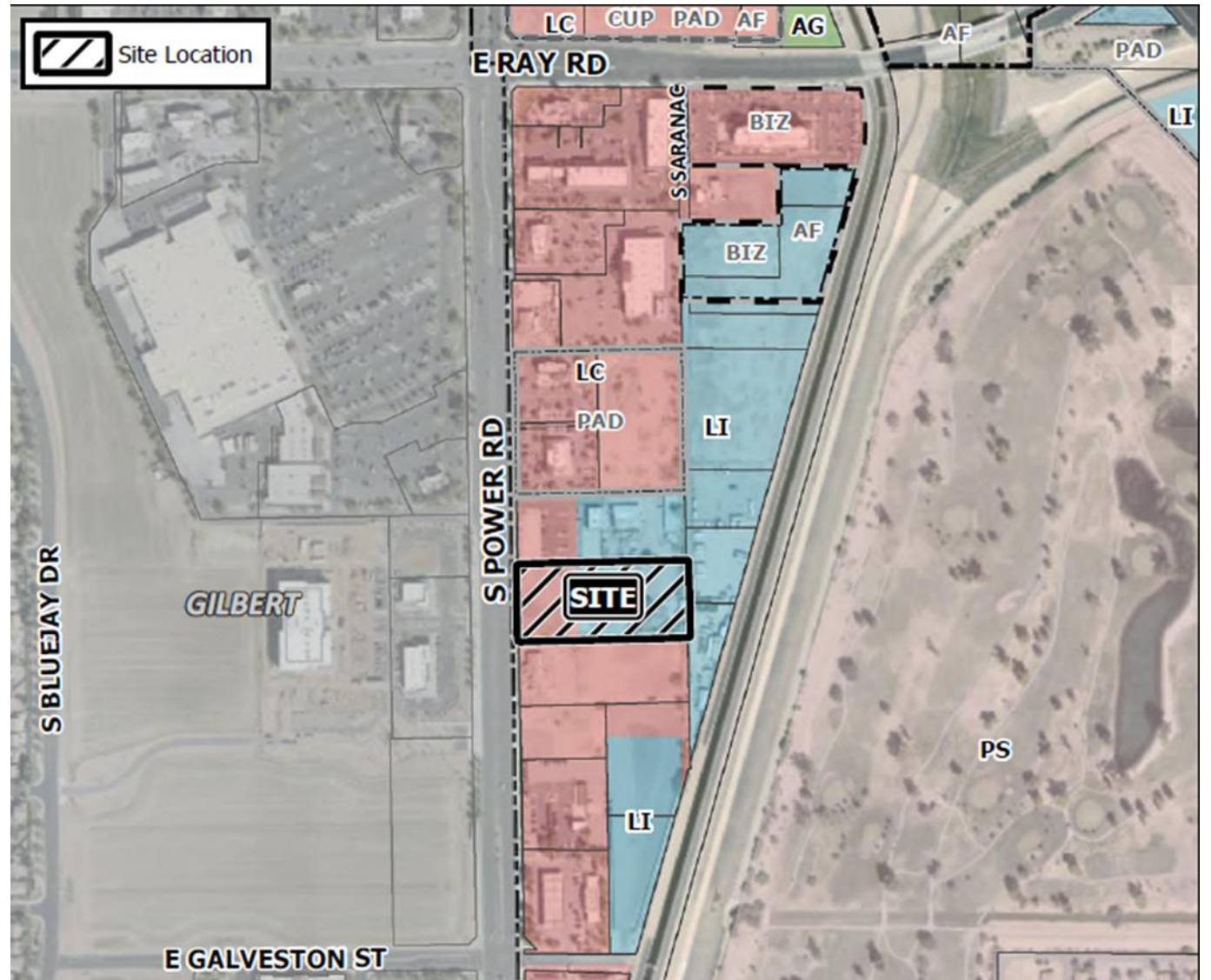
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- Allow for a new restaurant with double drive-thru

# Zoning (Proposed)

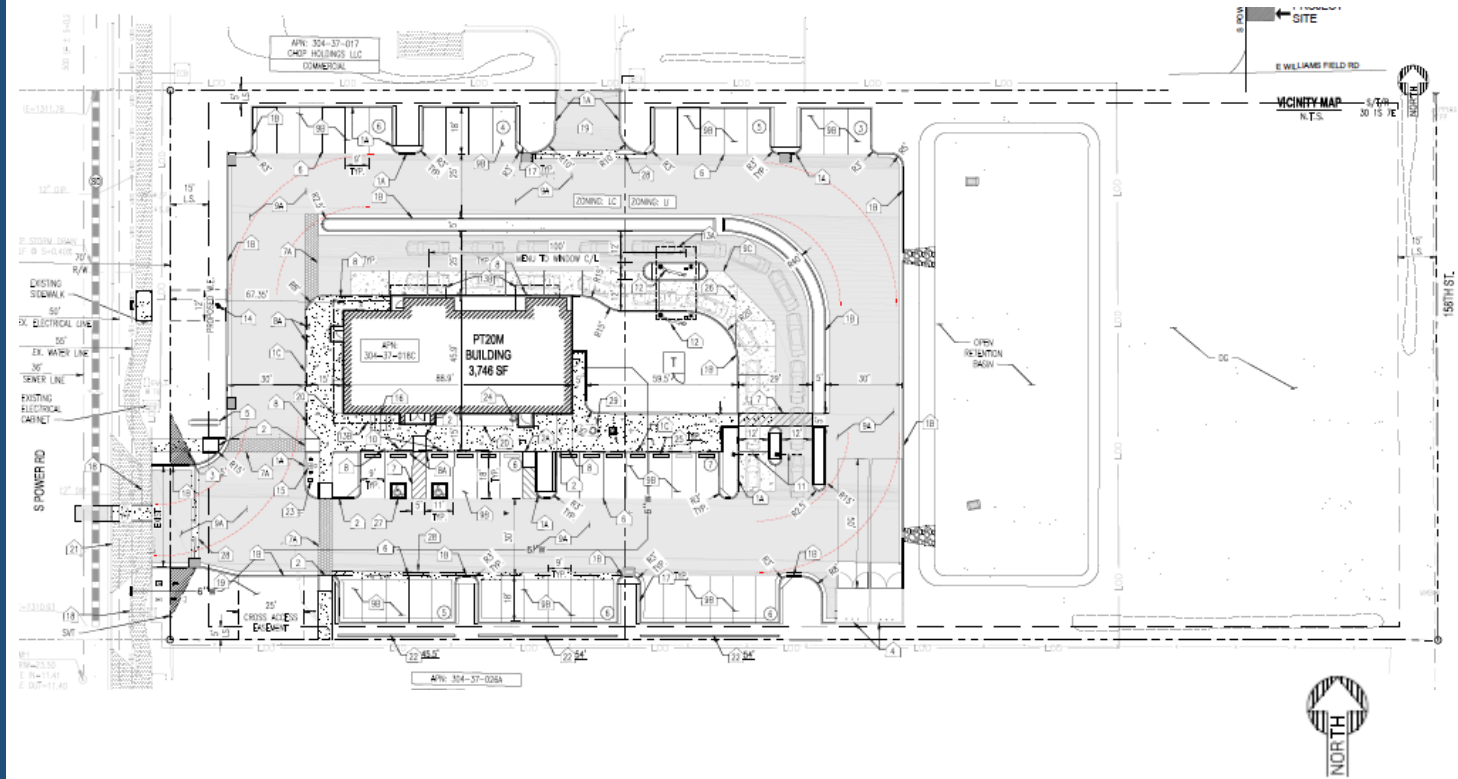
LC and LI

- Restaurant with drive-thru is permitted in the LC and LI zoning districts



# Site Plan

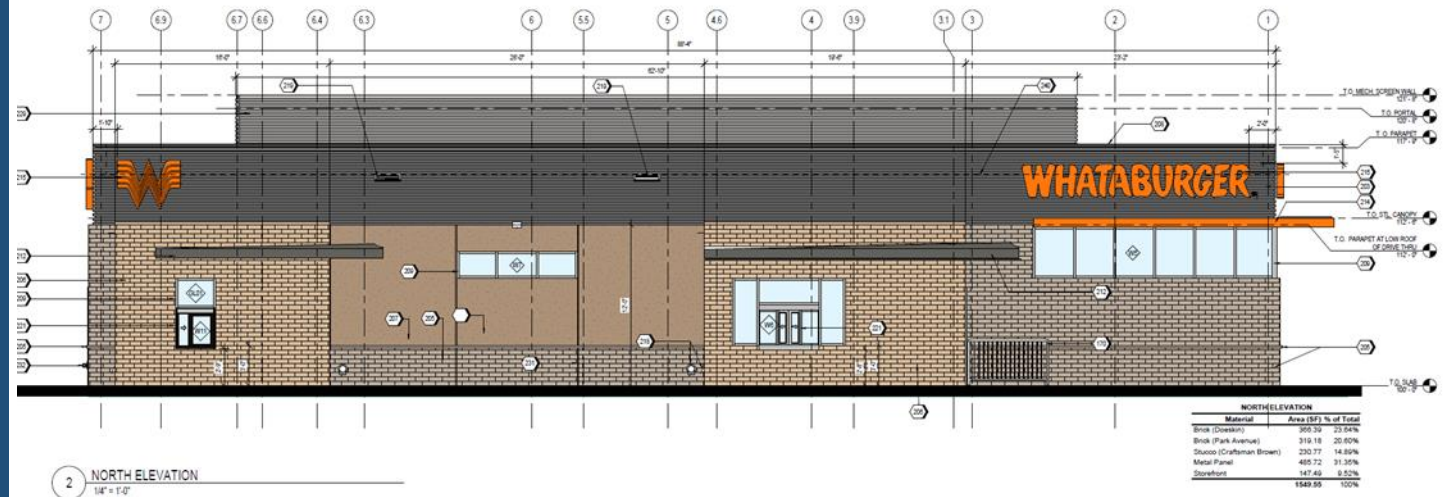
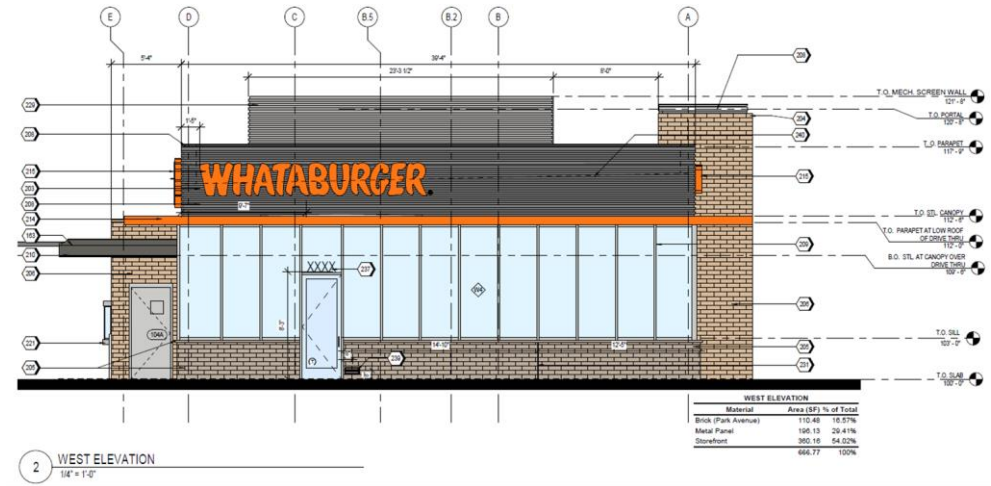
- Existing unoccupied house to be demolished
- 3,746 SF restaurant with double drive-thru
- East side of lot reserved for open space and retention





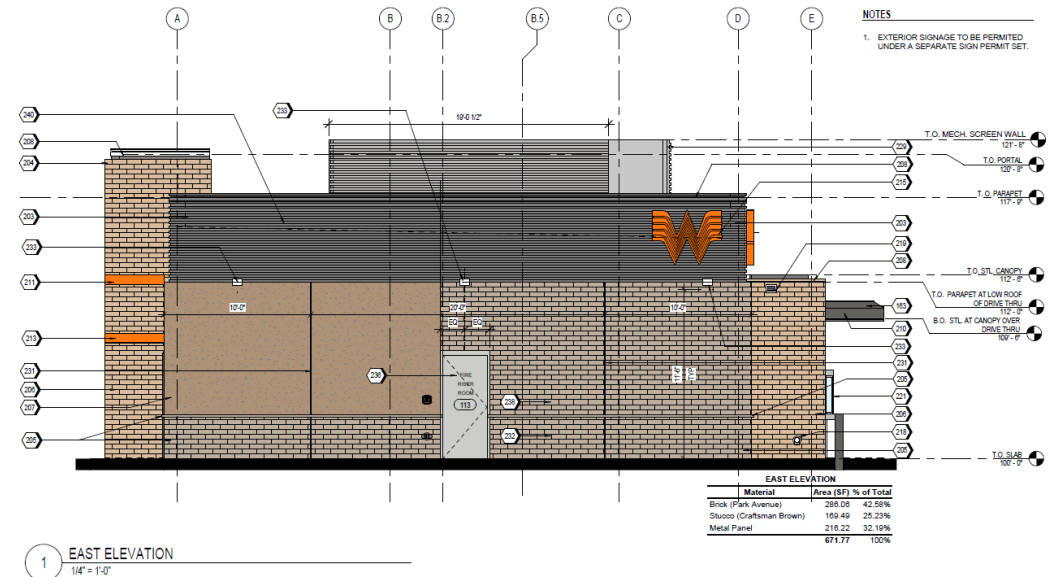
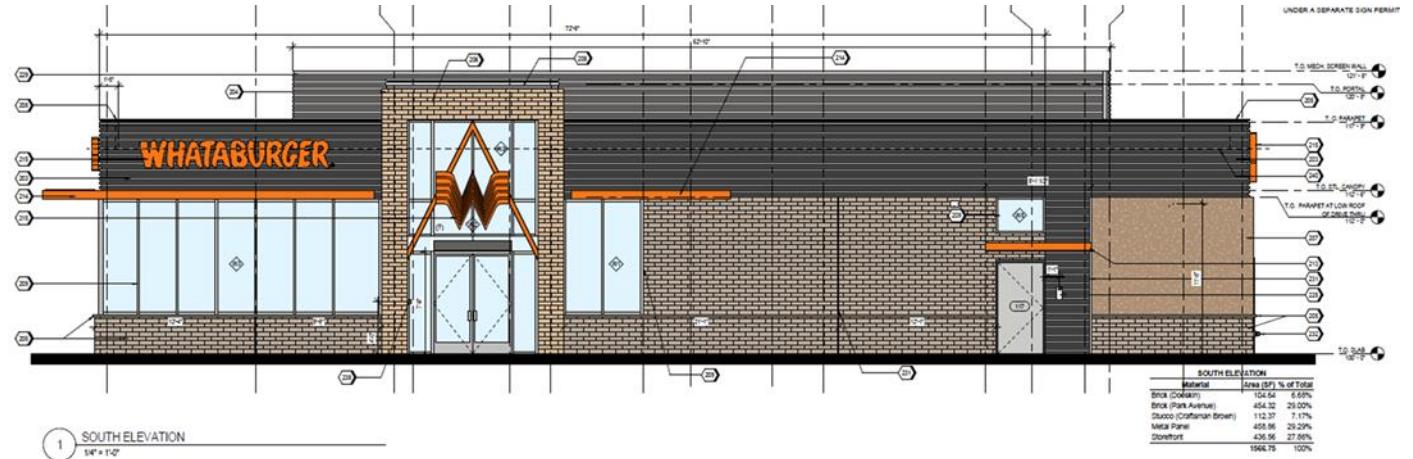
# Design Review

- September 14, 2021
- DRB recommended changes:
  - Wrap glazing around northwest corner of building
  - Canopies on north elevation don't integrate well with architecture



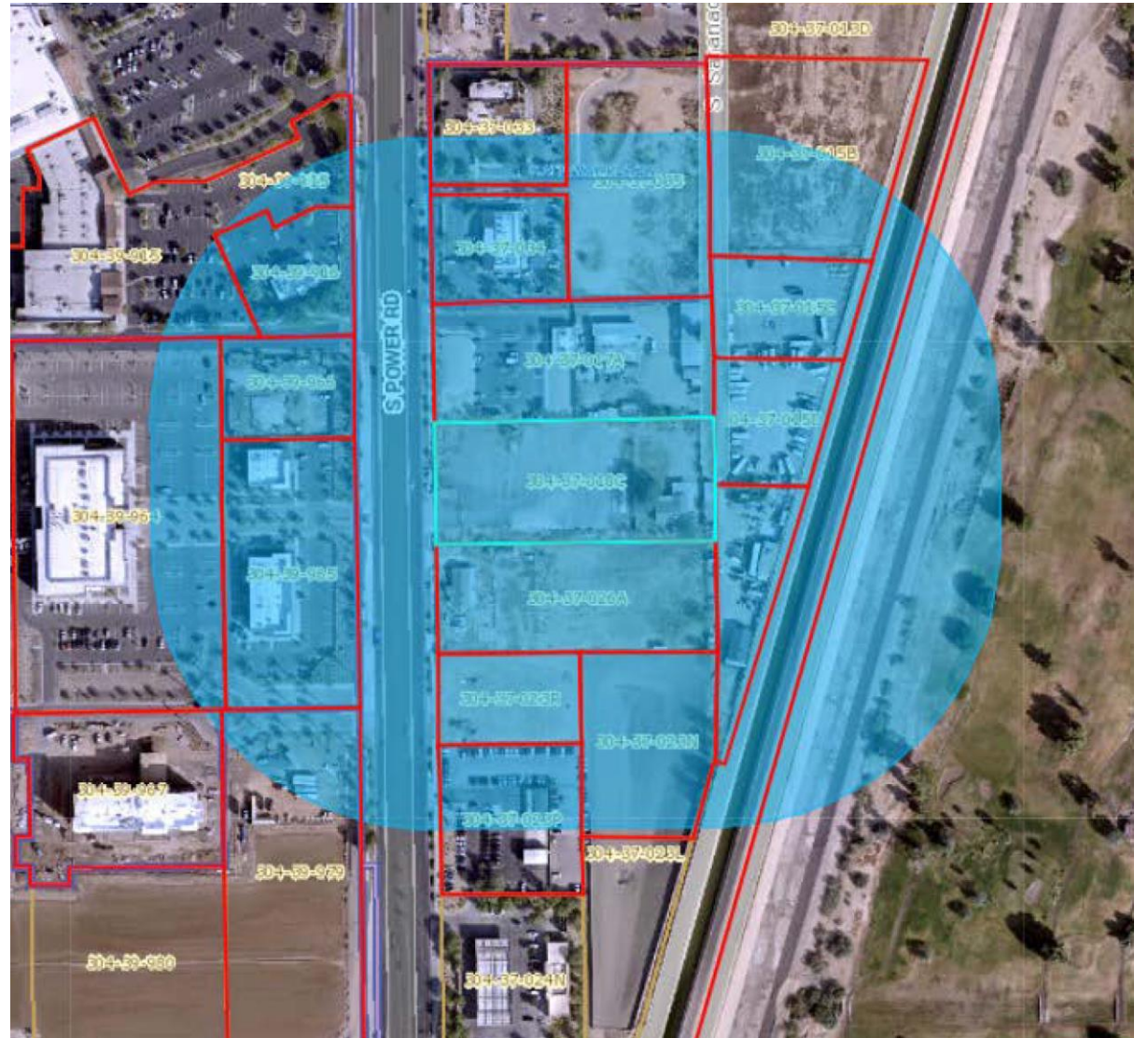
# Design Review

- September 14, 2021
- DRB recommended changes:
  - Add varied brick sizes/color to add contrast
  - Pedestrian path needs to be stamped concrete or other material different from the drive surface



# Citizen Participation

- Notified property owners within 500 feet
- No HOAs or Registered Neighborhoods are in the area
- One neighbor contacted staff regarding getting utilities/water to her property



# Summary

## Findings

Complies with:

- 2040 Mesa General Plan
- Criteria in Chapter 69 for Site Plan Review

## Staff Recommendation

Approval with Conditions



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September 22, 2021