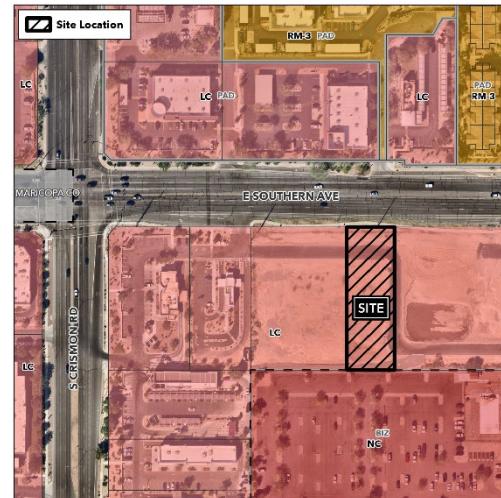




Planning and Zoning Report

Date	January 14, 2026
Case No.	ZON25-00378
Project Name	Angie's Prime Grill
Request	<ul style="list-style-type: none">Major Site Plan Modification to allow for a drive thru restaurant
Project Location	Approximately 575 feet east of the southeast corner of South Crismon Road and East Southern Avenue
Parcel No(s)	220-81-998
Project Area	0.7± acres
Council District	District 5
Existing Zoning	Limited Commercial
General Plan Designation	Regional Center Employment
Applicant	Douglas Tener, Ideation Design Group
Owner	Verde Building Corporation
Staff Planner	Chloe Durfee Daniel, Planner II



Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to allow for a drive thru restaurant.

Concurrent Applications:

- **Design Review:** Design Review Board meeting is scheduled for January 13, 2026, to review the proposed elevations and landscape plan (DRB25-00379).

Site Context

General Plan:

- The Placetype for the project site is Regional Employment Center and the Growth Strategy is Evolve.
- A drive thru restaurant is a Convenience Services use, which is a supporting land use in the Regional Employment Center Placetype when part of a cohesive development.
- The Proposed Project is consistent with the Regional Employment Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Zoning:

- The project site is zoned Limited Commercial (LC).
- A Restaurant with a Drive Thru is a permitted use within the LC District with additional requirements in section 11-31-18 of the MZO.

Surrounding Zoning & Use Activity:

The proposed Restaurant with a drive thru is compatible with surrounding land uses, which include medical offices, restaurants, a hospital, and vacant land.

Northwest (Across Southern Ave) LC Medical Office	North (Across Southern Ave) LC Medical Office	Northeast (Across Southern Ave) LC Restaurant
West LC Vacant	Project Site LC Vacant	East LC Vacant
Southwest LC Hospital	South LC Hospital	Southeast LC Hospital

Site History:

- **September 2, 1987:** City Council annexed 1,090.84± acres, including the project site, into the City of Mesa (Case No. A87-004; Ordinance No. 2249).
- **October 5, 1987:** City Council established zoning on 1,119.28± acres, including the project site, from Maricopa County Rural 43 and R1-8 to City of Mesa Suburban Ranch or Farm Residence (SR) (equivalent to current Single Residential-43 [RS-43]) and Single Residence-9 (RS-9) (Case No. Z87-066; Ordinance No. 2271).
- **August 31, 1998:** City Council approved a rezoning and Site Plan for 12.08± acres, including the project site, from Single Residence-43 (RS-43) to Limited Commercial (LC) for the development of a shopping center (Case No. Z98-051; Ordinance No. 3512).
- **March 21, 2023:** The Planning Director approved a site plan for a restaurant with a drive thru (Case No. ZON22-01062).
- **March 27, 2023:** The Planning Director approved the building elevations and landscape plan for a restaurant with a drive thru (Case No. DRB22-01053).

Project/Request Details

Site Plan:

- **Building Design:** The 1,692 square foot restaurant with a drive thru will be situated on the northern portion of the site with the drive thru lane operating from south to north on the eastern side of the building. The main entrance is on the western side of the building with a pedestrian path to the public sidewalk along Southern and to the parking spaces on the north and eastern parts of the site.
- **Access:** The site is accessed by a cross-drive aisle, which provides access to Southern Avenue for the subject property as well as the four additional commercial parcels with frontage on Southern Avenue.
- **Drive Thru Requirements:** Per Section 11-31-18(D) of the Mesa Zoning Ordinance (MZO), a minimum 50-foot-long distance must be provided between the entrance of a drive-thru lane and a cross-access drive aisle. As proposed, the site plan provides a 0-foot distance between the drive-thru entrance and northern cross access drive aisle.

Although the site plan submitted does not meet the requirement of the MZO, the applicant has provided an additional 50 feet of queuing to the drive thru lane to reduce the chance of overflow. Section 11-31-18(D)(5) of the MZO allows modifications to the stacking requirements, if the Planning Director determines, based on the Onsite Circulation and Stacking Study, the proposed modifications are sufficient to meet the demands of the development, including traffic circulation and stacking demands. All other drive thru requirements have meet the requirements outlined in Section 11-31-18 of the MZO.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 17 parking spaces are required. The site plan shows 17 parking spaces on the site, located to the north and east of the building.

- **Landscaping:** The project features landscaping along the northern, western, and southern property lines as well as in landscape islands and medians near the drive thru lane and parking areas as required per code.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received no calls or emails on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00379.
3. Compliance with all applicable City development codes and regulations.
4. All signage shall be reviewed under a separate permit.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Grading and Drainage Report
- Exhibit 6 – Elevations
- Exhibit 7 – Onsite Circulation and Stacking Study
- Exhibit 8 – Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report
- Exhibit 10 – Power Point Presentation