



# City Council

## ZON23-01002

Mary Kopaskie-Brown, Planning Director

May 6, 2024  
1



# Request

- Major Site Plan Modification and amending the conditions of Case No. Z91-038
- To allow for a restaurant with a drive-thru facility

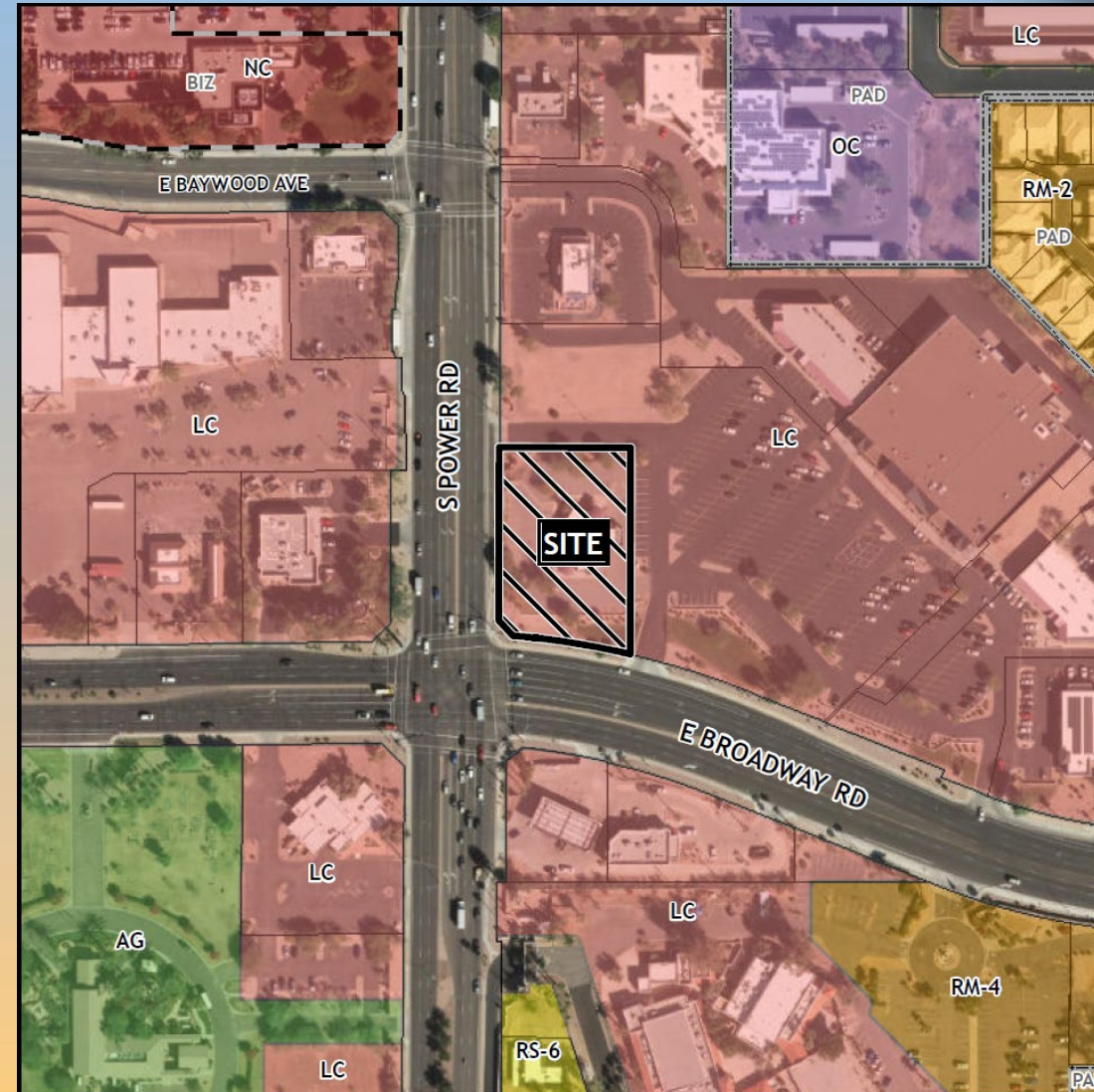






# Location

- East of Power Road
- North of Broadway Road







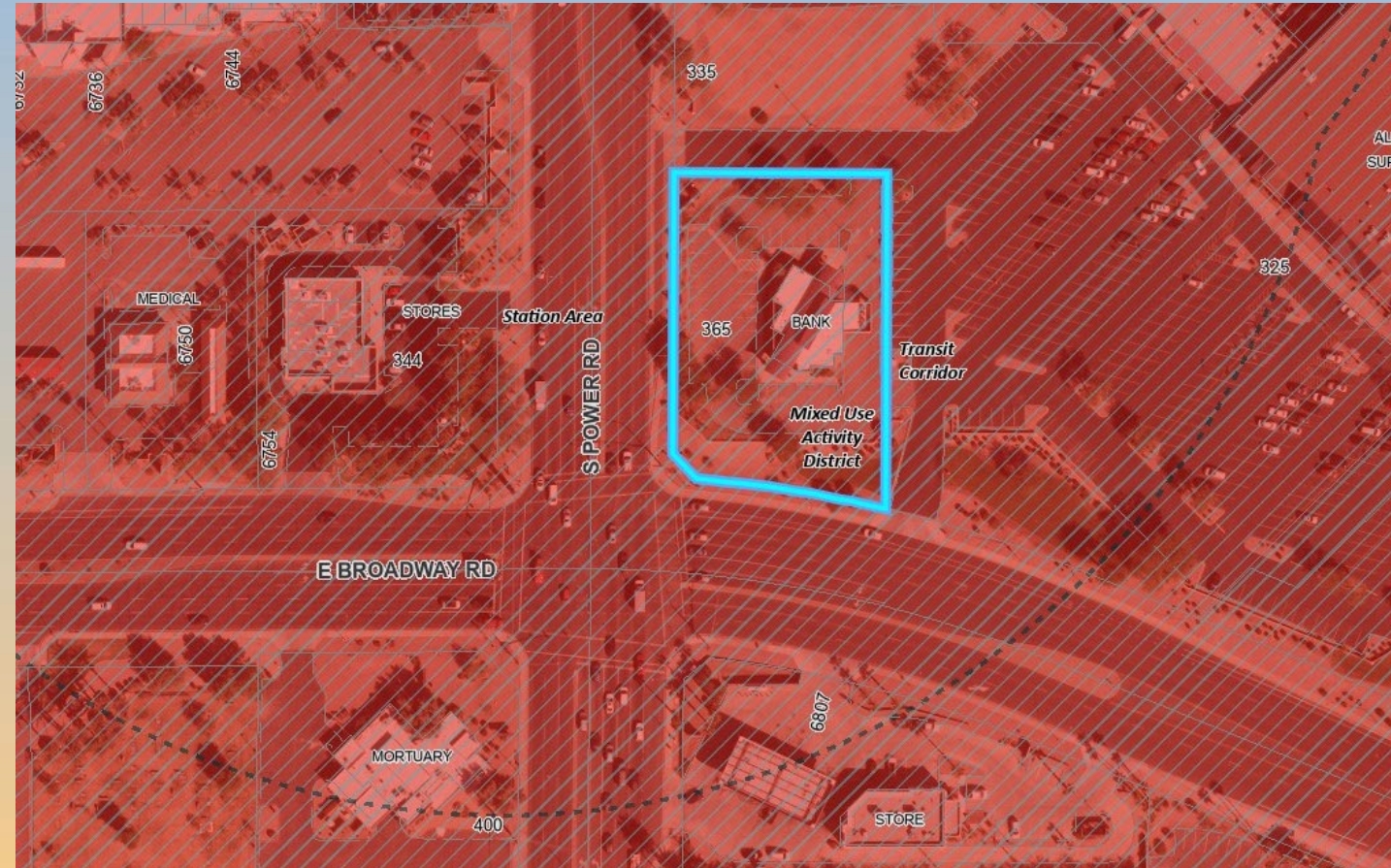
# General Plan

## Mixed Use Activity District

- Strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences

## Transit Corridor

- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops

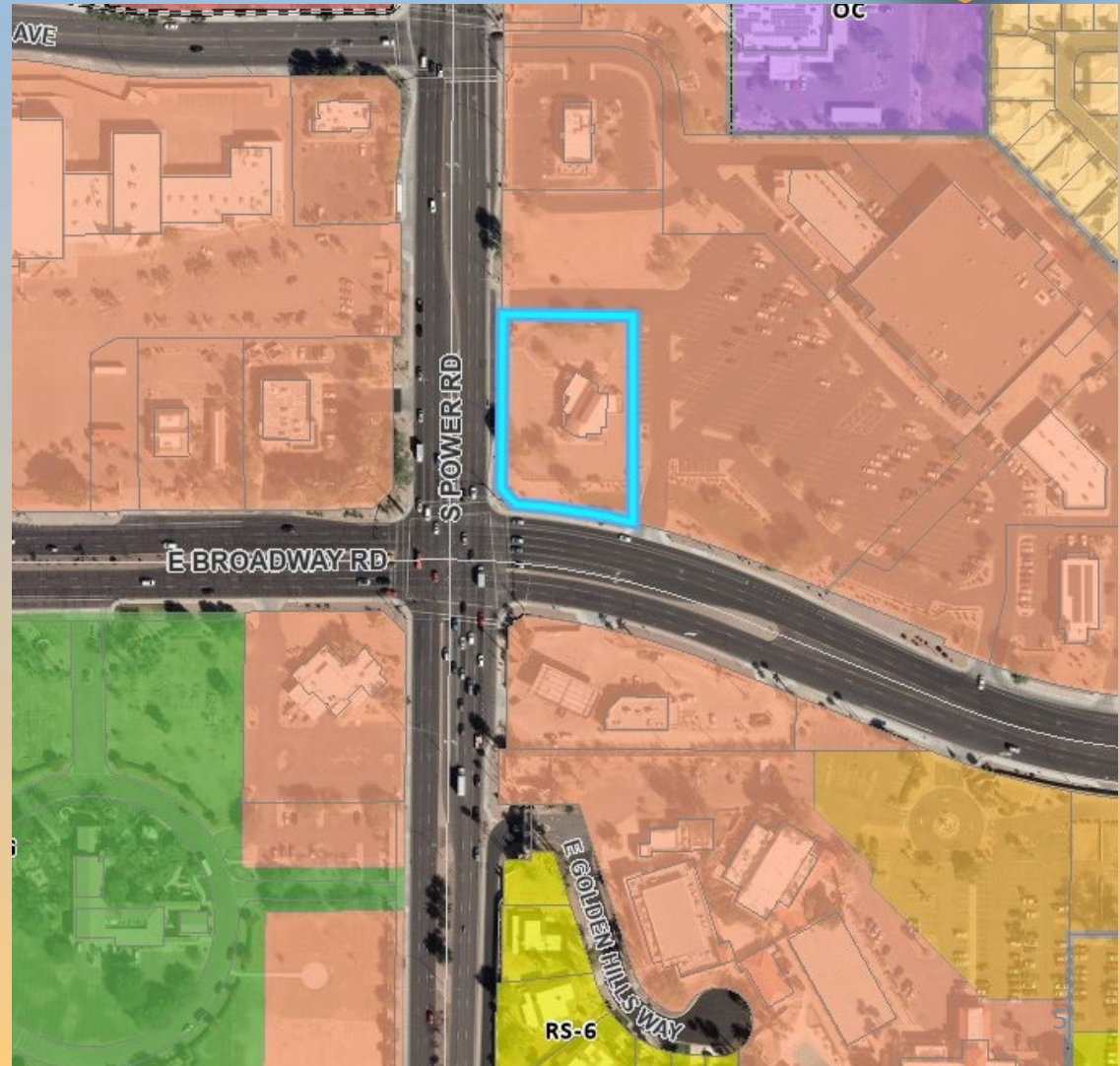






# Zoning

- Limited Commercial (LC)
- Proposed use is allowed by right in the LC district







# Site Photo



Looking east towards the site from Power Road





# Site Photo



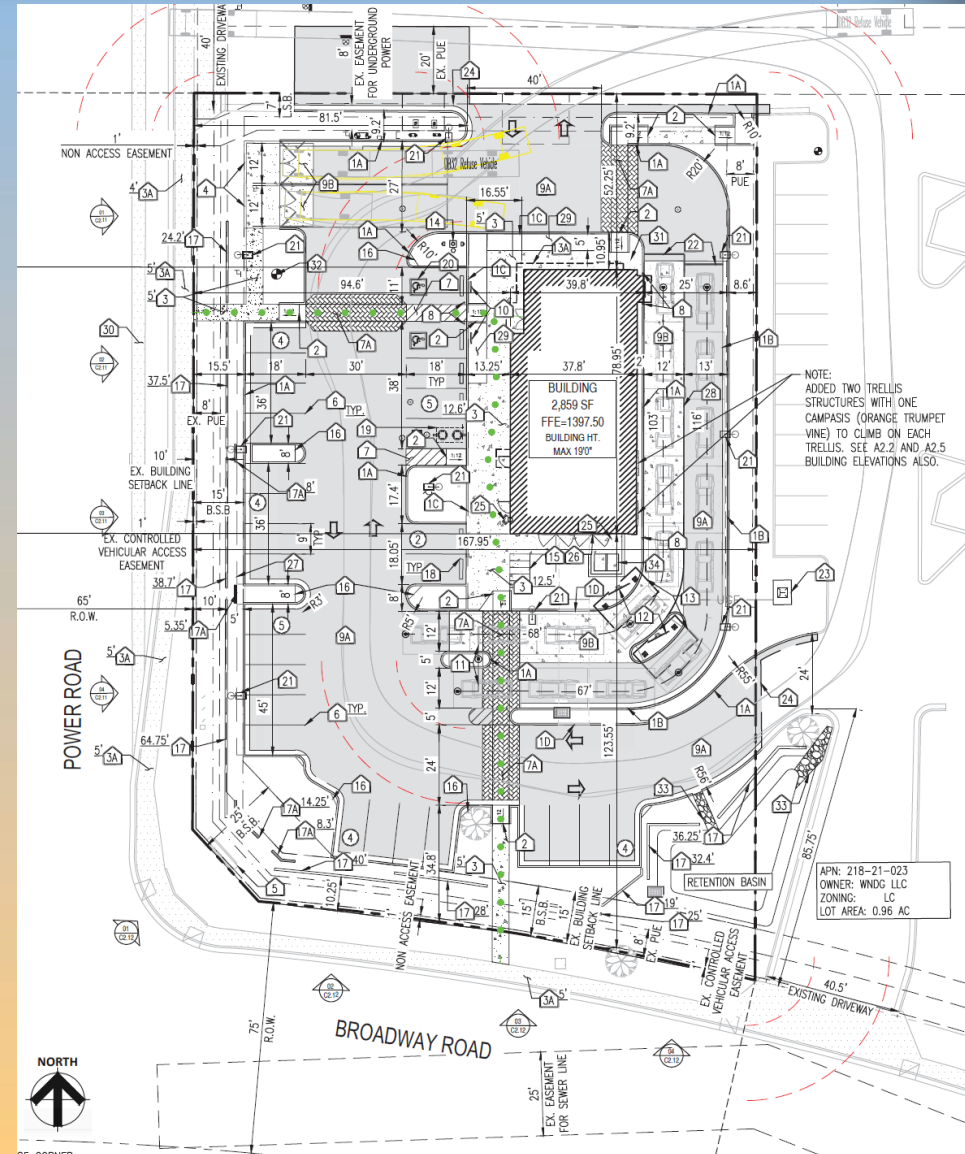
Looking north towards the site from Broadway Road





# Site Plan

- Raze existing bank building and redevelop the site with a 2,859 sq. ft. restaurant with a drive-thru facility
- Access from Power Road and Broadway Road
- 28 parking spaces required; 28 spaces proposed







# Renderings

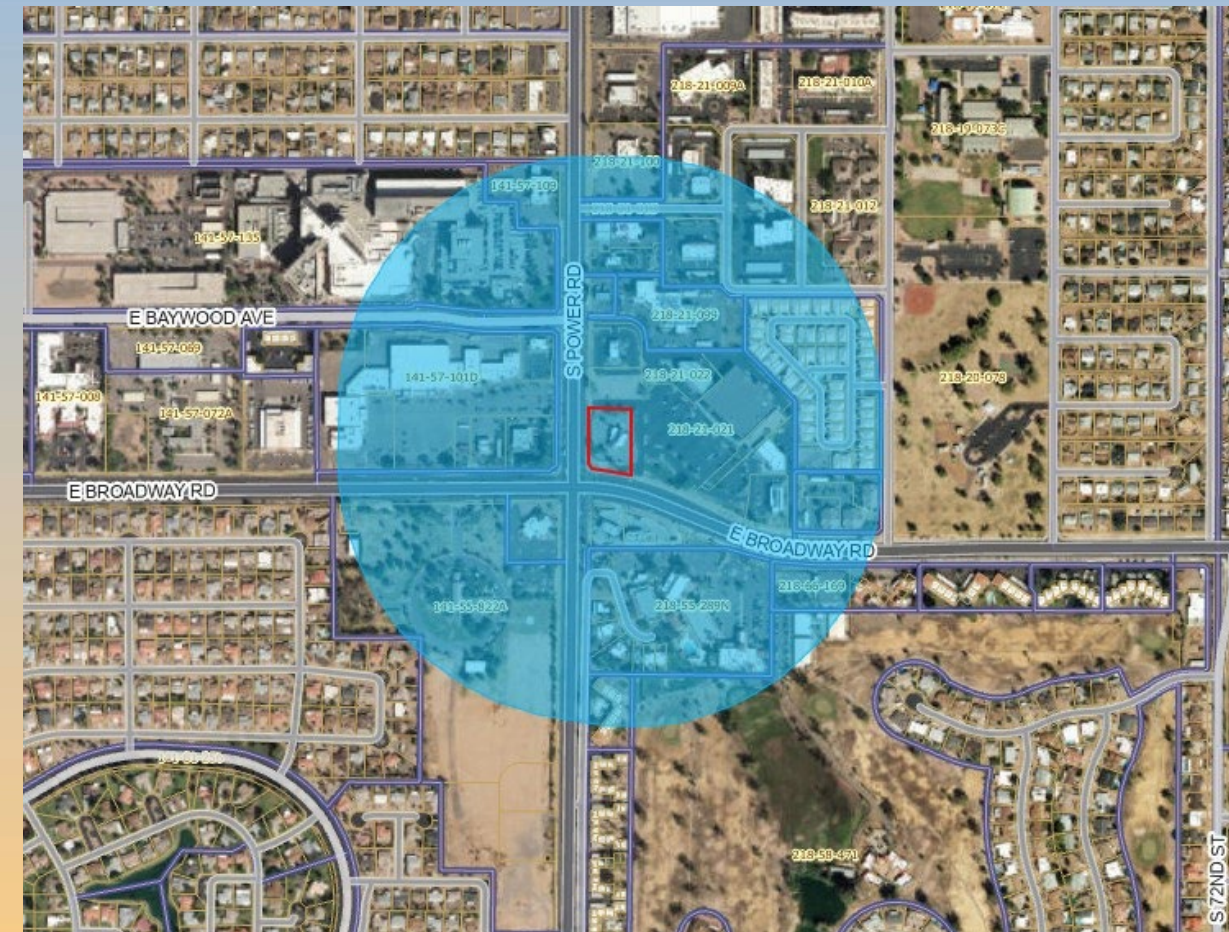






# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

***Staff recommends Approval with Conditions  
Planning and Zoning Board recommends Approval with  
Conditions (5-0)***

















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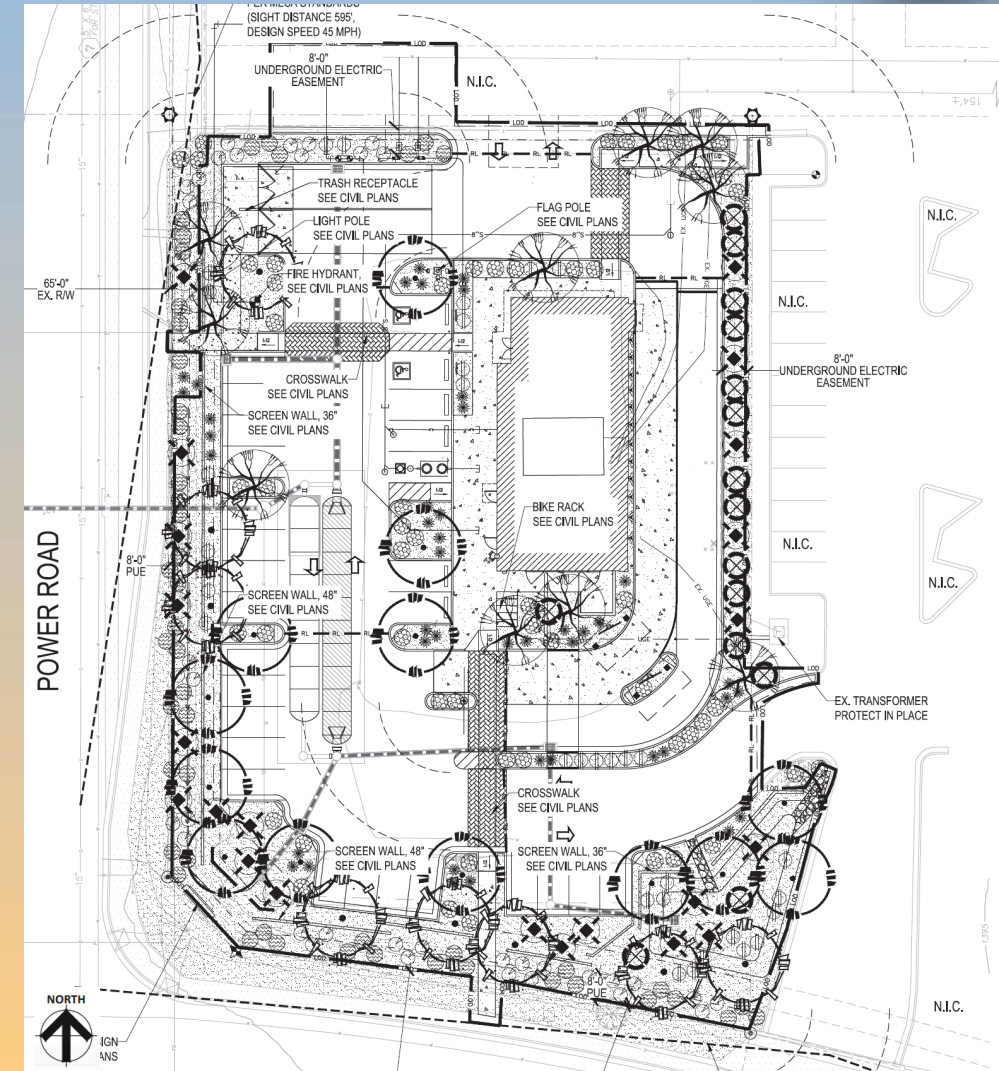




# Landscape Plan

## PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Parkinsonia x 'Desert Museum'	24" Box	**SF = 50	10
Desert Museum Palo Brea		*ADWR	
Caliper Size: 1.5"			
 Prosopis juliflora	36" Box	**SF = 50	13
Arizona Native Mesquite		*ADWR	
Caliper Size: 2.0"			
 Acacia salicina	24" Box	**SF = 100	8
Willow Acacia		*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS / VINES			QTY
 Lantana 'New Gold'	5 Gallon	**SF = 25	55
New Gold Trailing Lantana	can full	*ADWR	
 Lantana montevidensis	5 Gallon	**SF = 25	49
Purple Trailing Lantana	can full	*ADWR	
 Campsis radicans	5 Gallon		12
Trumpet Creeper	can full	*ADWR	
SHRUBS / ACCENTS			QTY
 Hesperaloe parviflora	5 Gallon	**SF = 25	43
Red Yucca	can full	*ADWR	
 Ruellia peninsularis	5 Gallon	**SF = 25	34
Baja Ruellia	can full	*ADWR	
 Bougainvillea gl. v. 'La Jolla'	5 Gallon	**SF = 25	22
La Jolla Bougainvillea	can full	*ADWR	
 Muhlenbergia rigida 'Nashville'	5 Gallon	**SF = 5	37
Nashville Muhly Grass	can full	*ADWR	
 Leucophyllum langmaniae	5 Gallon	**SF = 25	15
Langman's Sage	can full	*ADWR	
LANDSCAPE MATERIALS			QTY
 Decomposed Granite. Match existing size and color			17,250
2" deep in planting areas per plan.			s.f.







# Renderings

