



# City Council ZON22-01214

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April 17, 2023



# Request

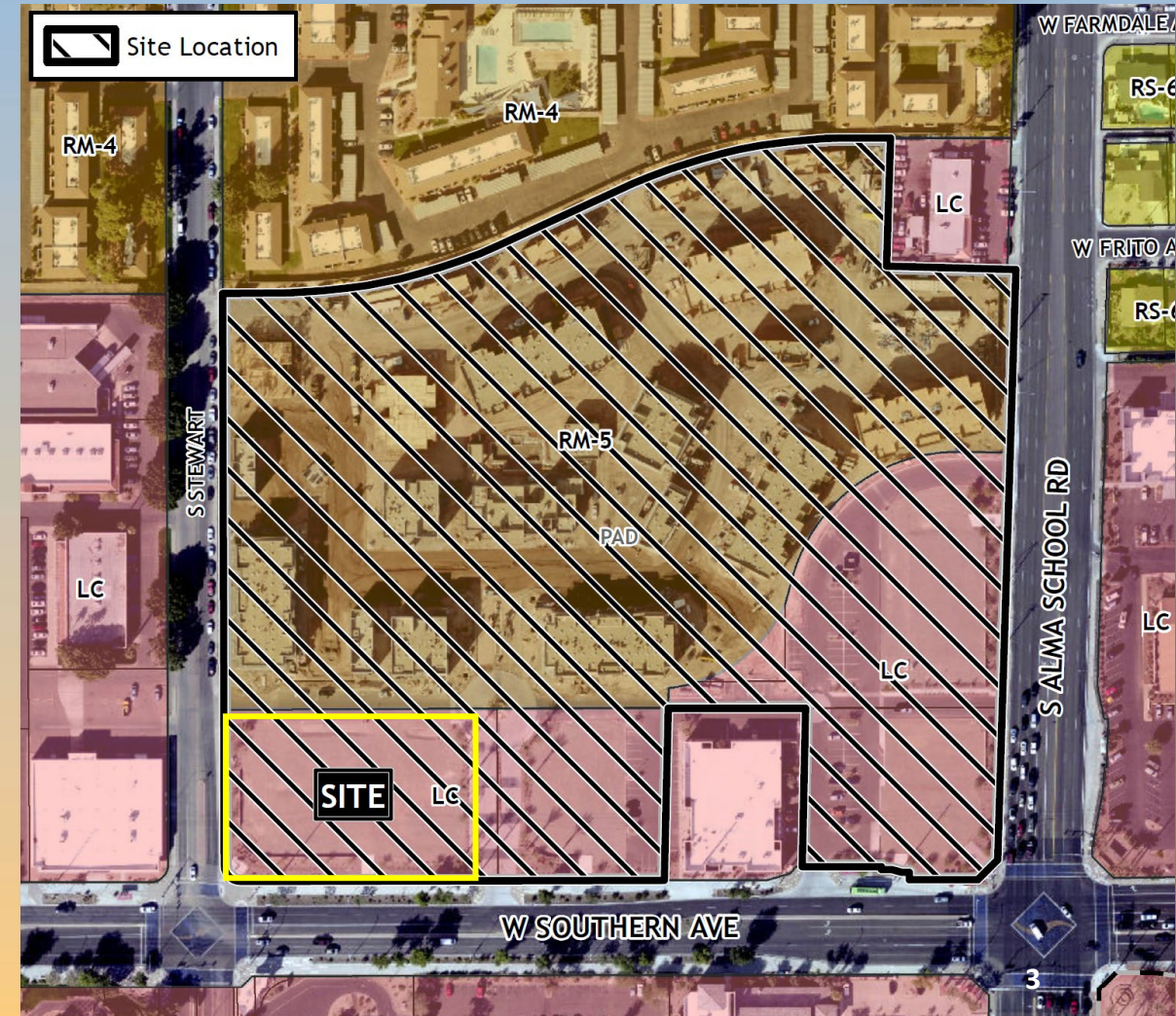
- Major Site Plan Modification
- To allow a restaurant with a drive-thru





# Location

- North of Southern Avenue
- West of Alma School Road
- East of Stewart
- Within the Fiesta Village Development - Building A

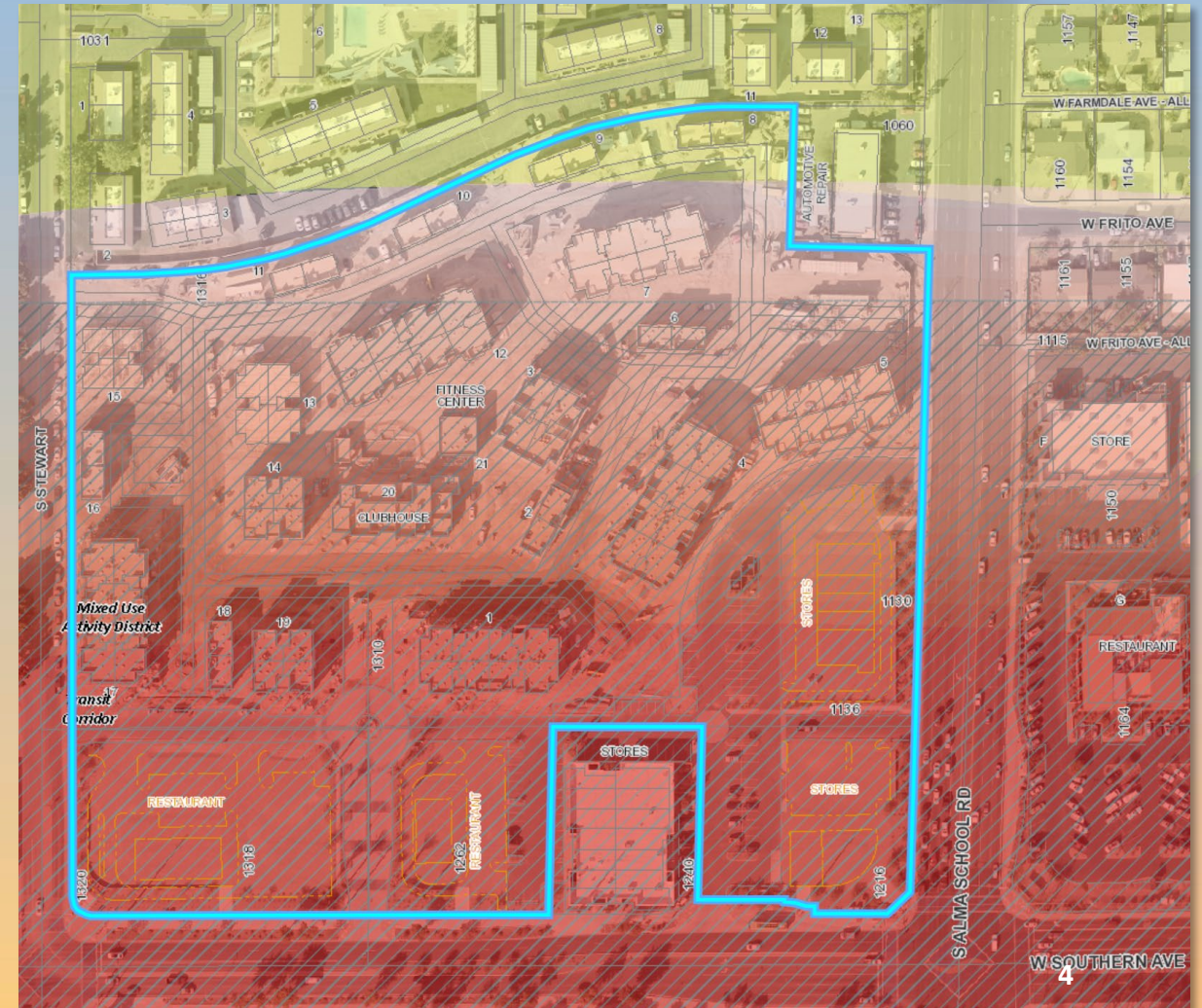




# General Plan

## Mixed Use Activity District/Transit Corridor

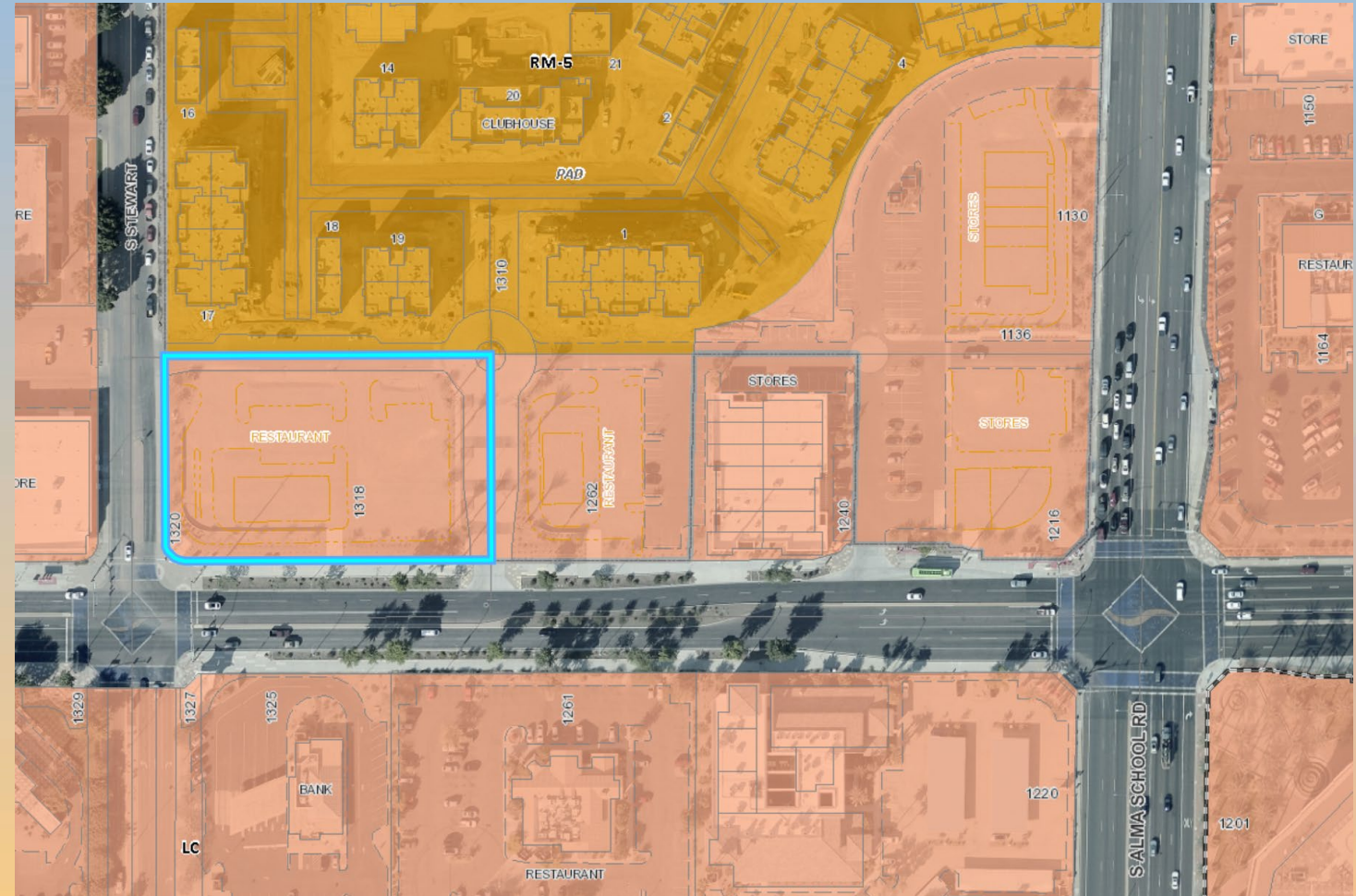
- Community and regional activity areas
- Strong & viable centers of commercial activity
- Mixed-use, pedestrian-oriented





# Zoning

- Limited Commercial (LC) with a Planned Area Development Overlay (PAD)
- Approved by City Council in 2019





# Site Photos

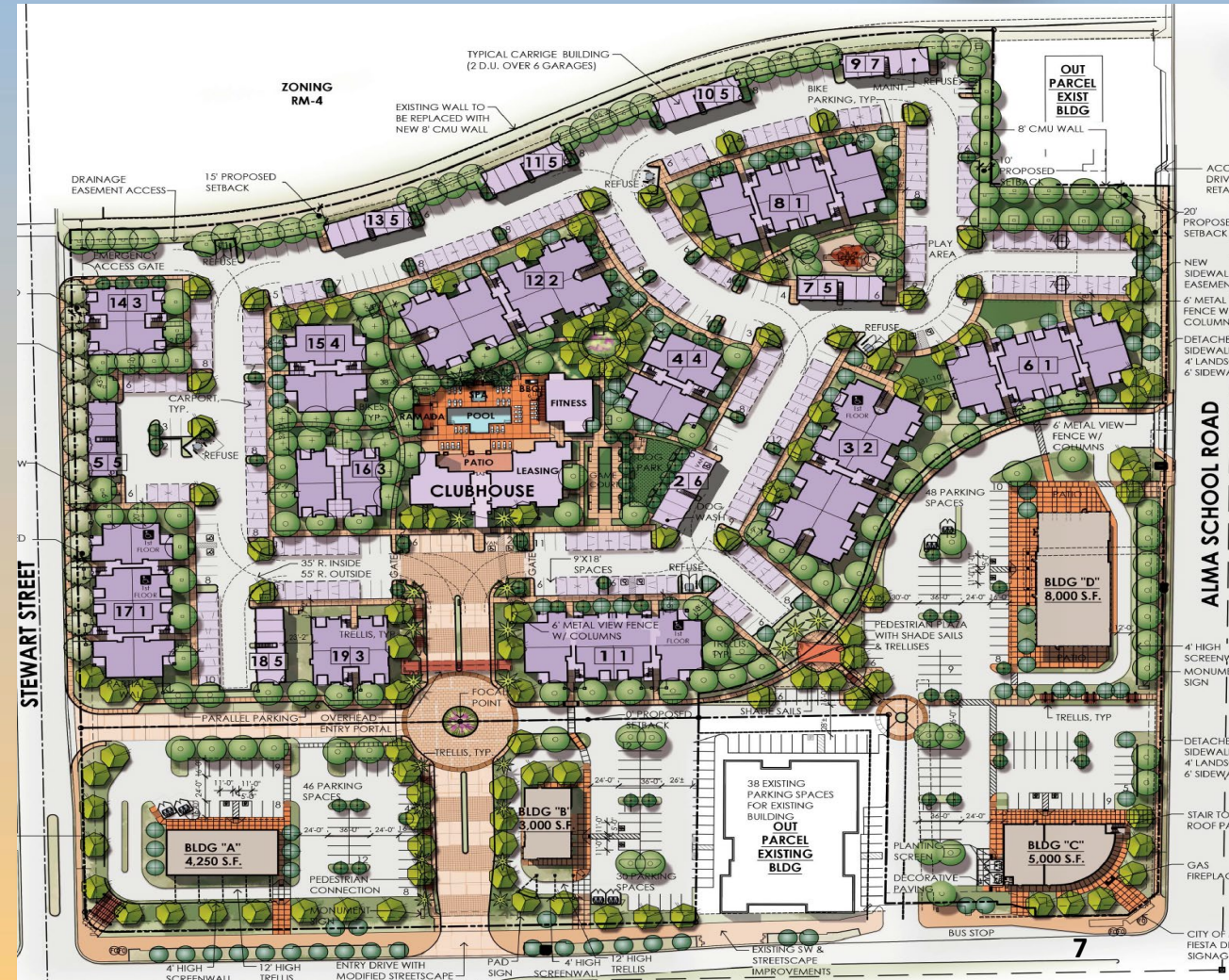


Looking north of Southern Avenue



# Overall Site Plan

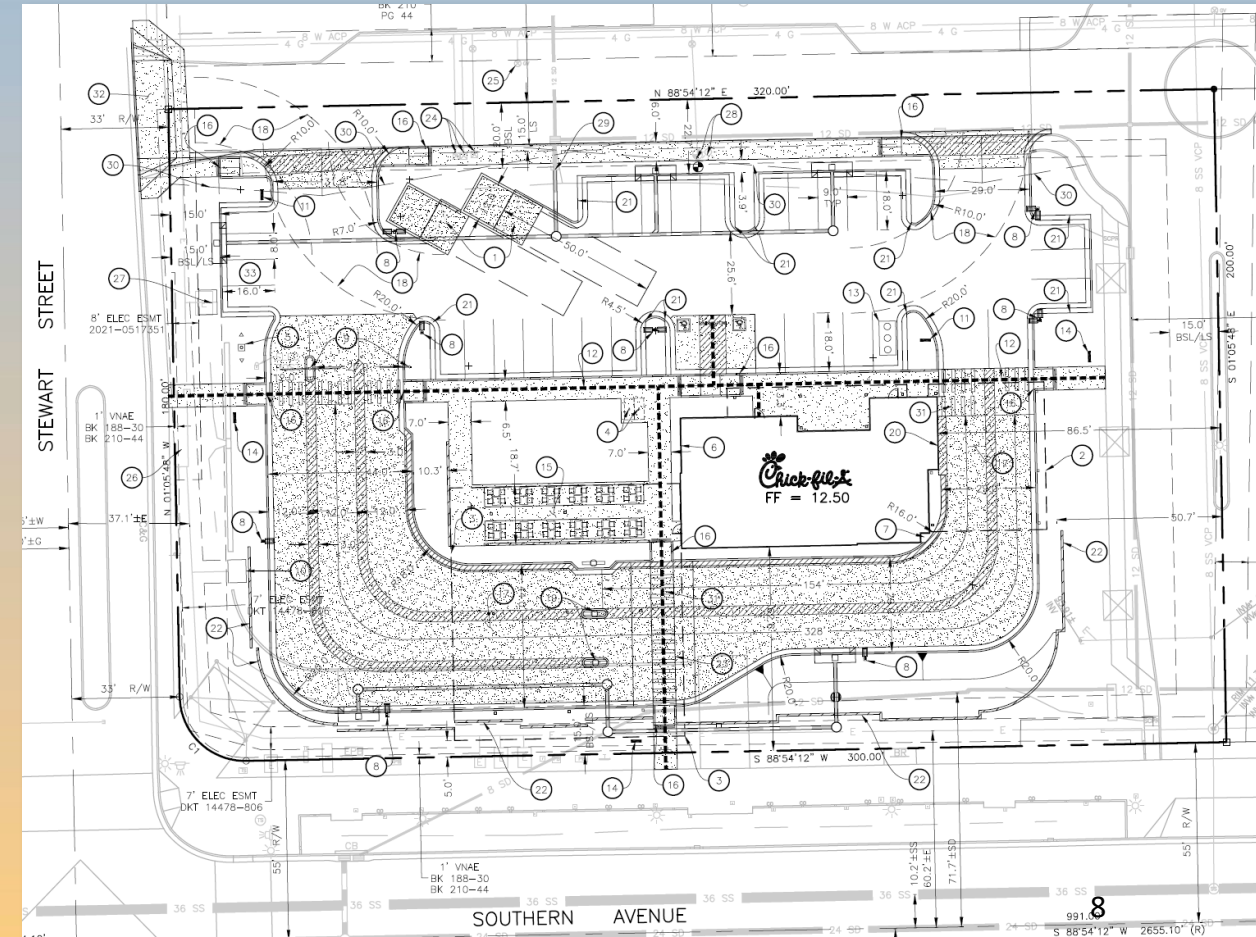
- Subject site part of an overall site plan approved in 2019
- Identified as Building A - intended for a 4,250 sq. ft. restaurant with a double lane drive-thru





# Site Plan Modification

- Reduce the building footprint to 2,656 sq. ft. (no indoor dining)
- Addition of a 797 sq. ft. outdoor dining area
- Increase the number of drive-thru lanes from 2 to 3
- Revised parking layout and building location



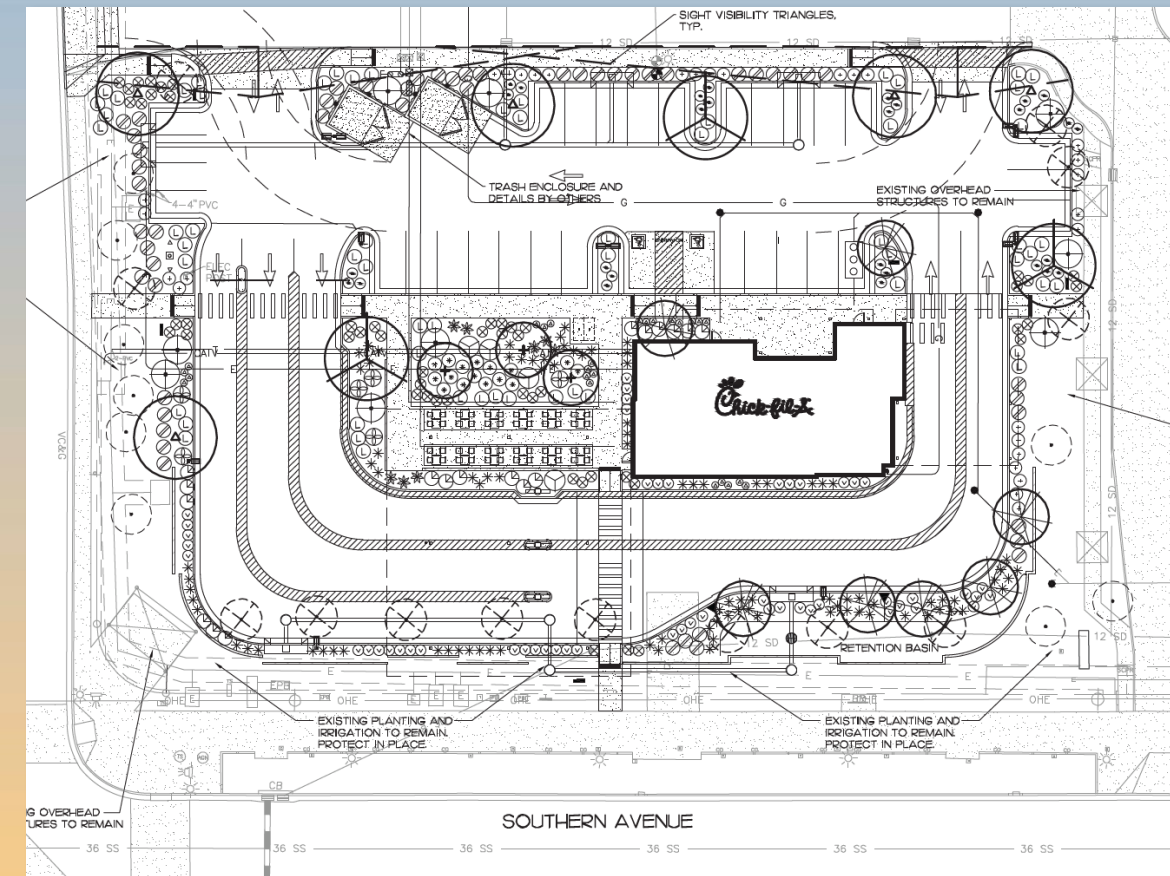




# Ord. 5525

## Conditions of approval for Building A

- Required to provide an outdoor plaza or patio
- Raised traffic table crossing the drive-thru lanes to Southern Ave.
- Architectural integrated canopy over drive-thru adjacent to Southern
- Maximum 5-ft setback for either the building, drive-thru canopy or outdoor eating area





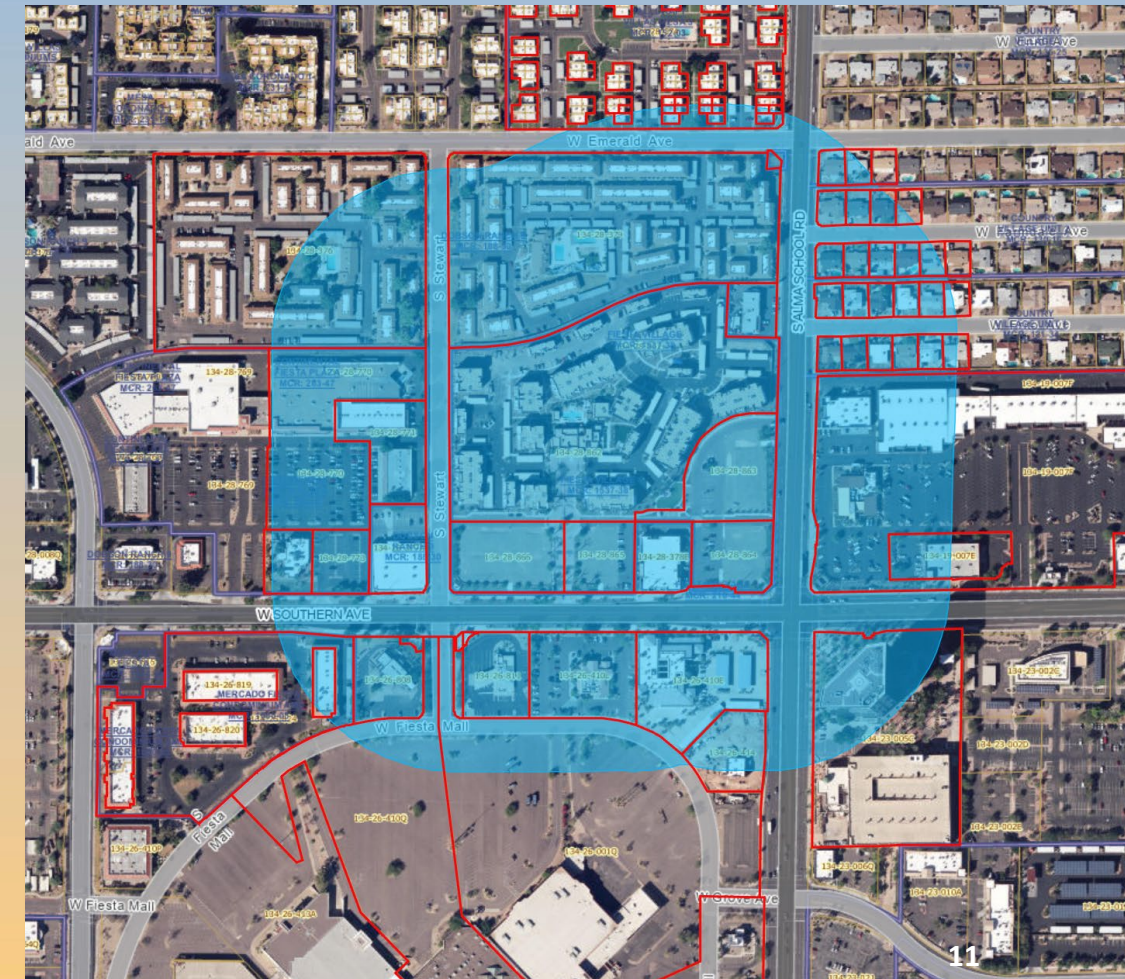
# Elevations





# Citizen Participation

- Notified property owners within 500', HOAs and registered neighborhoods
- No responses received





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Fiesta District Design Guidelines
- ✓ Criteria in Chapter 69 for Site Plan Review

***Staff recommend Approval with Conditions***



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