



Planning and Zoning Board



ZON25-00378

Angie's Prime Grill

Chloe Durfee Daniel, Planner II

January 28, 2026



Request

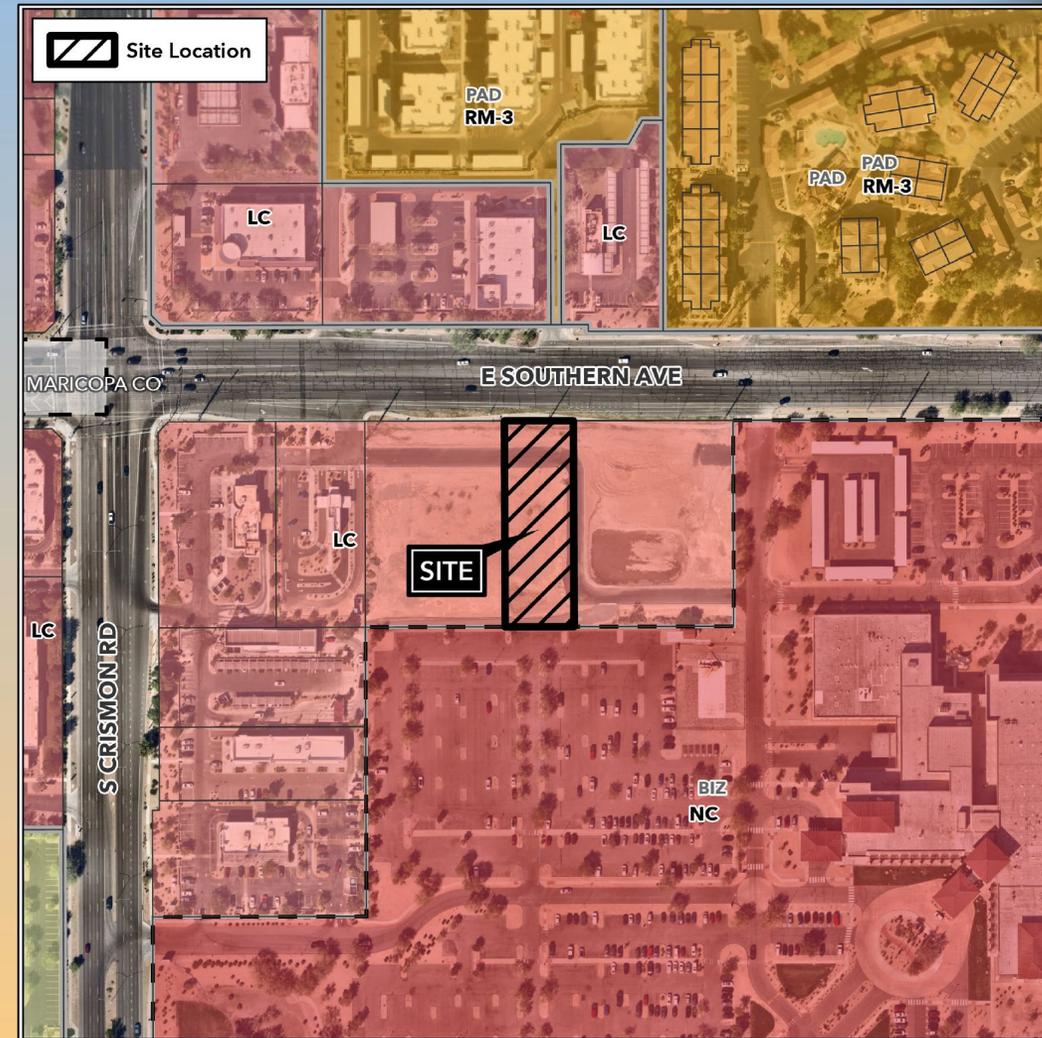
- Major Site Plan Review
- To allow for a Restaurant with Drive-thru Facilities





Location

- South side of Southern Ave
- East of Crismon Road

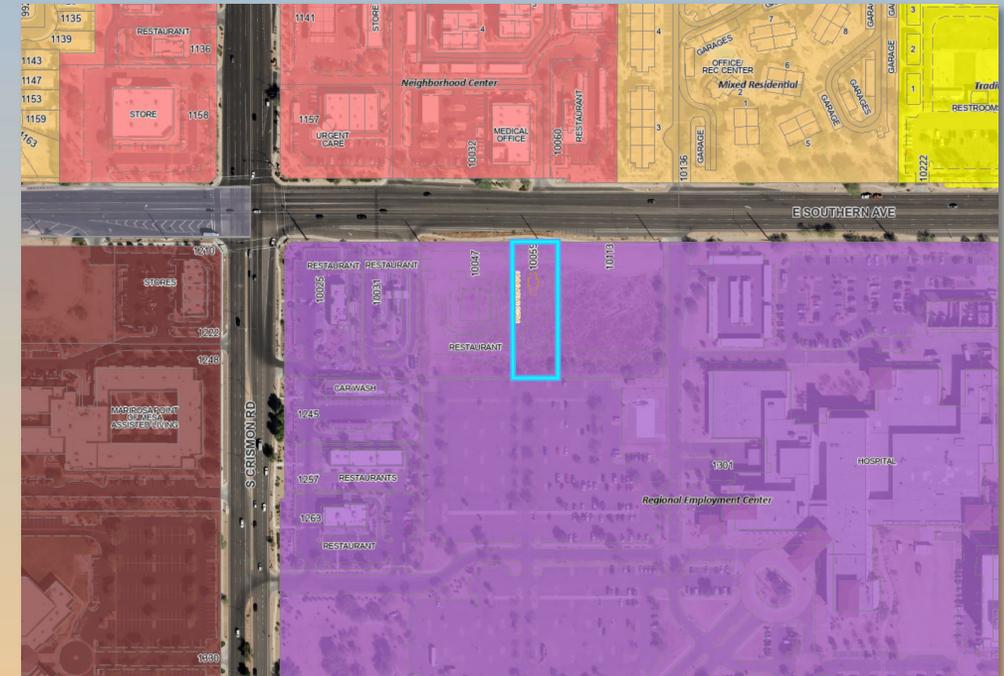




General Plan

Regional Employment Center

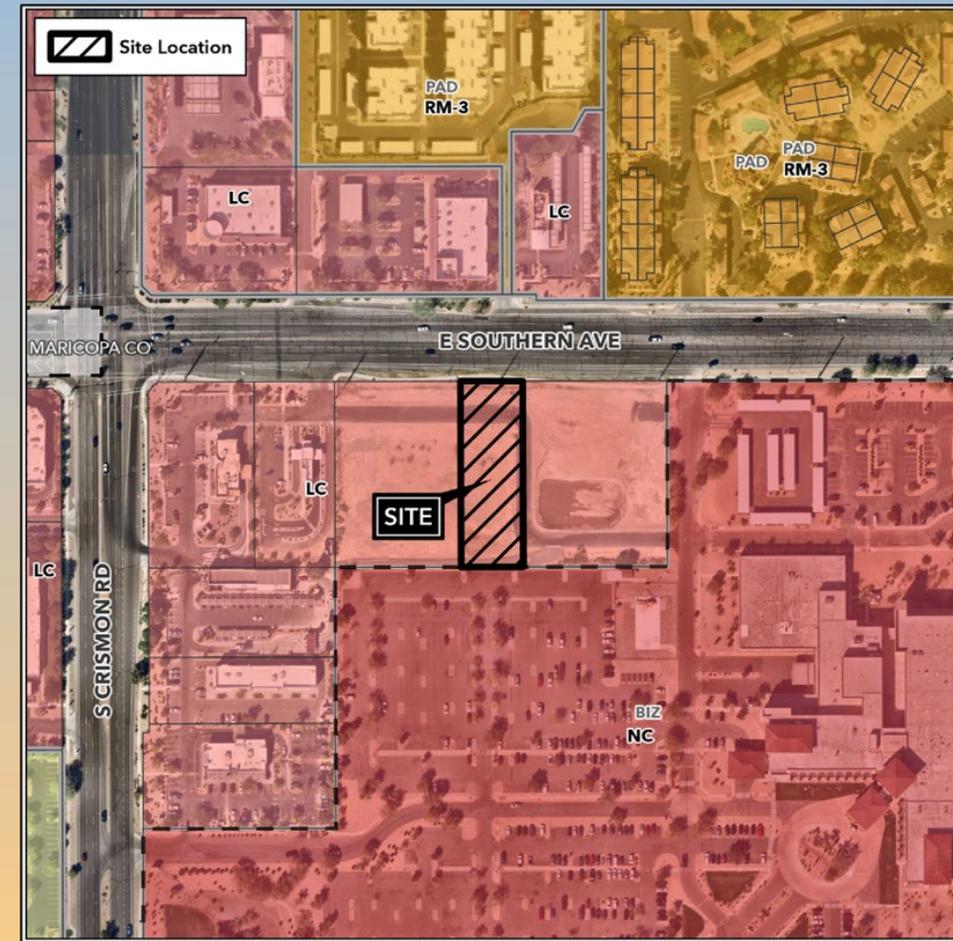
- Convenience Services is a supporting land use
- Accommodates large employers and allows for smaller business and medical offices, light industrial uses, and other activities that are part of a master planned, cohesive development.





Zoning

- Limited Commercial (LC)
 - Restaurant with drive-thru is a permitted use within the LC zoning district





Site Photo

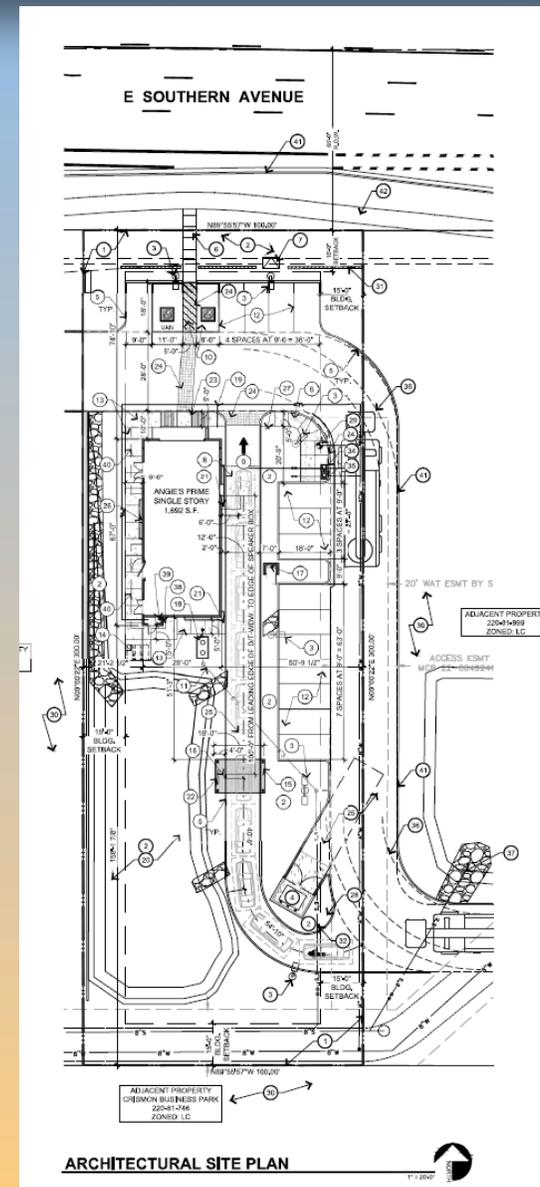


Looking south from Southern Ave



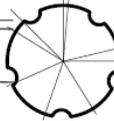
Site Plan

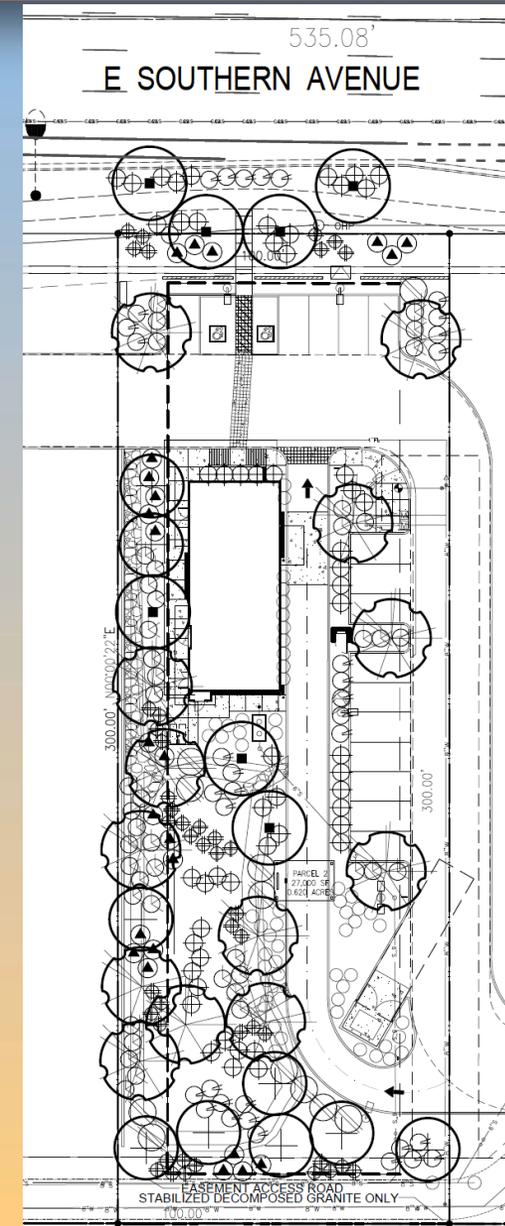
- Cross access provided from properties to the east and west
- 1,692 sq.ft. drive-thru restaurant
- Parking spaces
Provided: 17
Required: 17





Landscape Plan

LANDSCAPE LEGEND	
TREES	GROUND COVER
 <p> <i>Ulmus parvifolia</i> Chinese elm 36" Box (13) Shade canopy 500sq.ft. </p>	 <p> <i>Lantana montevidensis</i> Gold Mound' 1 Gallon (55) </p>
 <p> <i>Acacia Aneura</i> Mulga 36" Box (7) Shade canopy 425sq.ft. </p>	<p> D.G. 1/2" Screened Express Painted Desert 2" min thickness in all landscape areas </p>
 <p> <i>Caesalpinia Mexicana</i> mexican bird of paradise 24" Box (9) Shade canopy 400sq.ft. </p>	
SHRUBS	
 <p> <i>Dasylerion wheelerii</i> Desert spoon 5 Gallon (43) </p>	 <p> <i>Tecoma stans</i> Yellow Bells 5 Gallon (11) </p>
 <p> <i>Hesperaloe Funifera</i> Giant Hesperaloe 5 Gallon (24) </p>	 <p> <i>Hesperaloe perpa</i> Break Light Red Yucca 5 Gallon (57) </p>
 <p> <i>Nerium Oleander</i> Petite pink 5 Gallon (44) </p>	 <p> <i>Eremophila Glabra</i> Mingenew Gold 5 Gallon (35) </p>





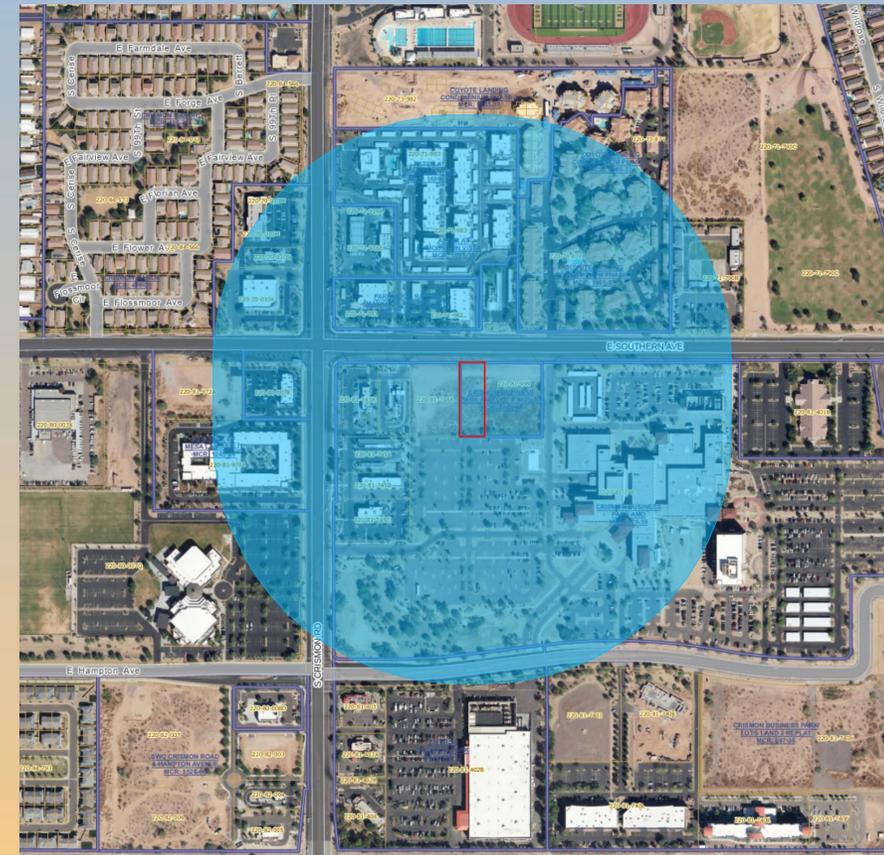
Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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