



Planning & Zoning Board



ZON22-01214



Request

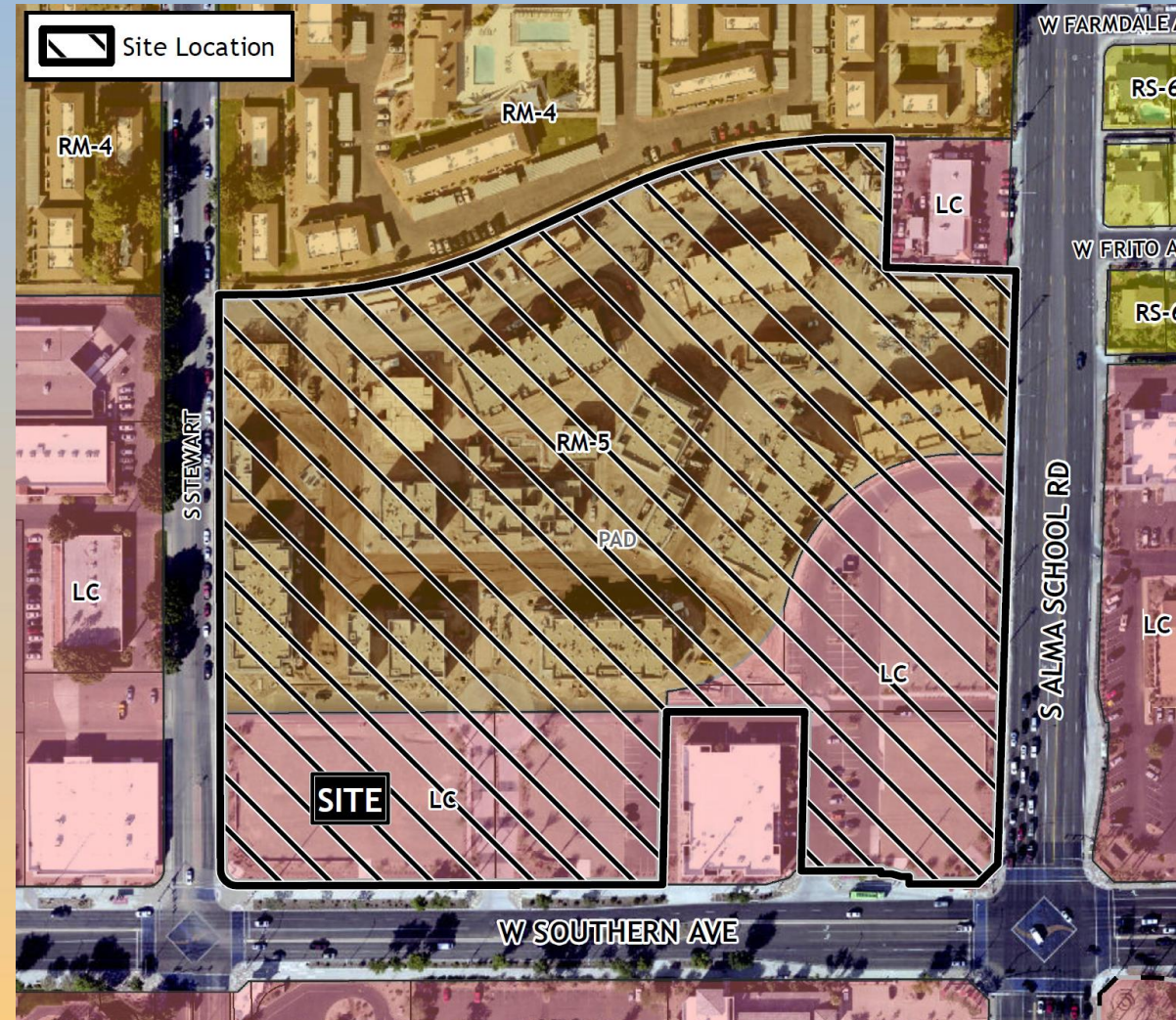
- Major Site Plan Modification
- To allow a restaurant with a drive-thru





Location

- North of Southern Avenue
- West of Alma School Road
- East of Stewart





Location

- Modification of Building A

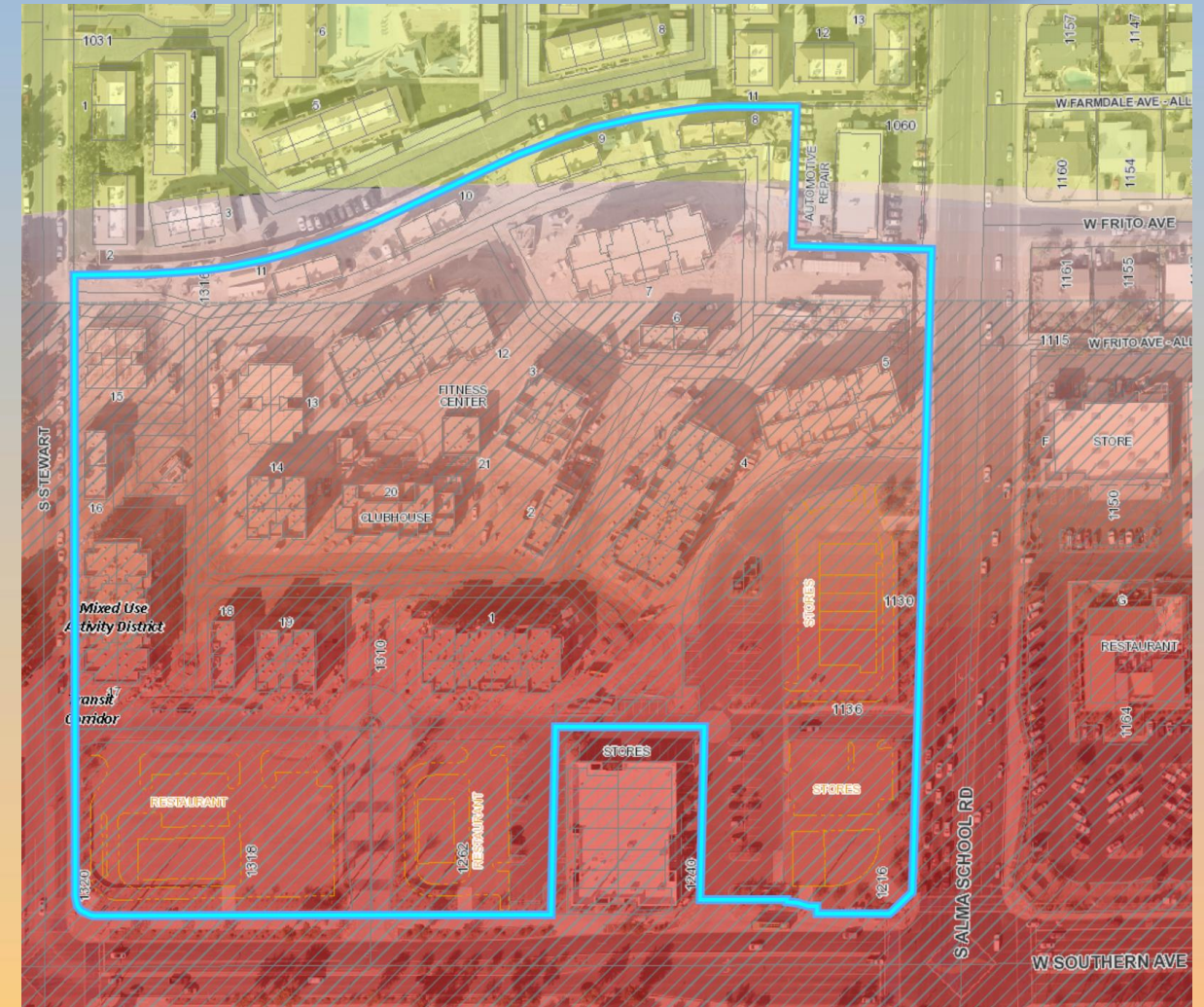




General Plan

Mixed Use Activity District/Transit Corridor

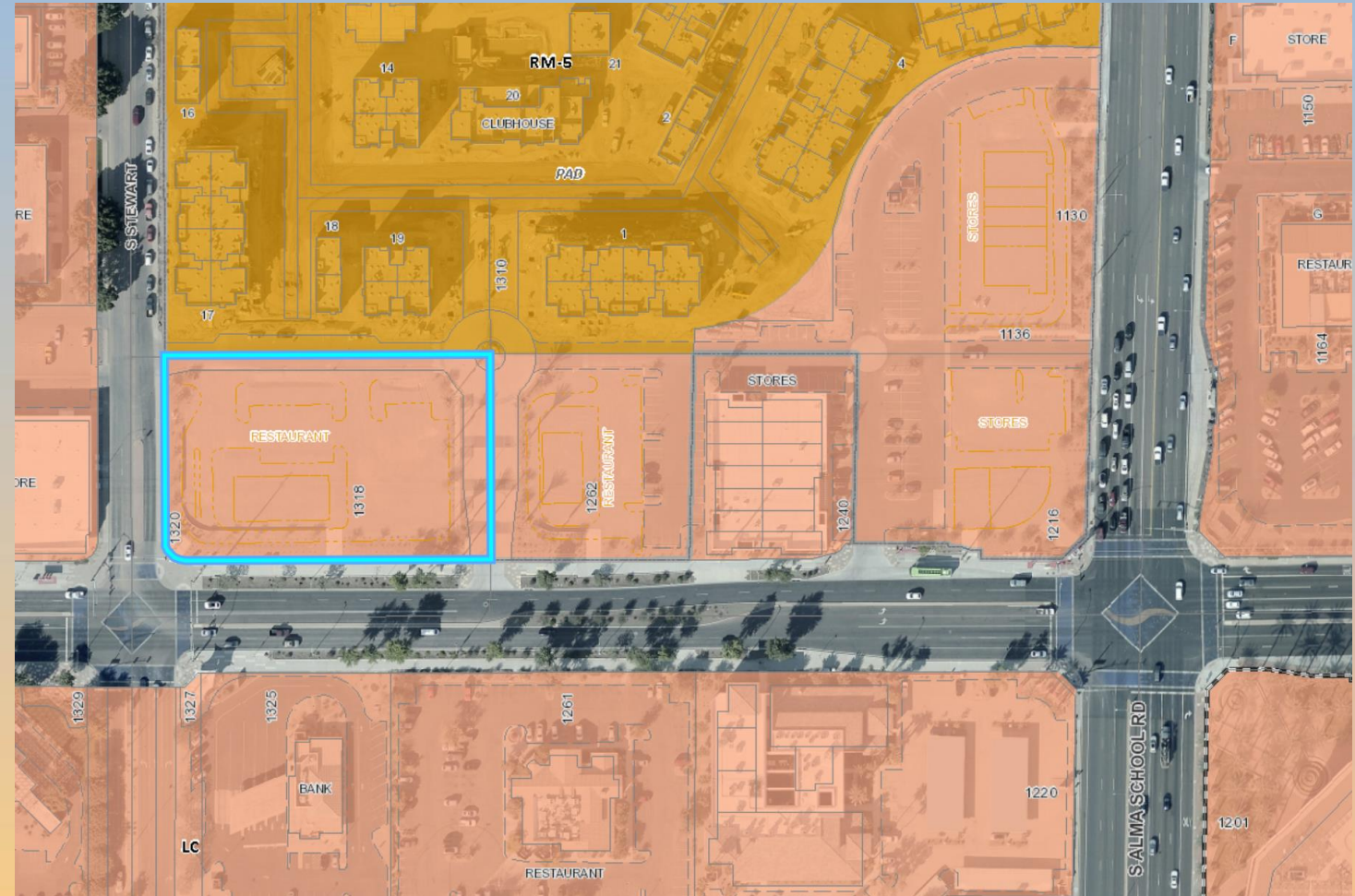
- Community and regional activity areas
- Strong & viable centers of commercial activity
- Mixed-use, pedestrian-oriented





Zoning

- Limited Commercial (LC)





Site Photos



Looking north of Southern Avenue



Site Plan

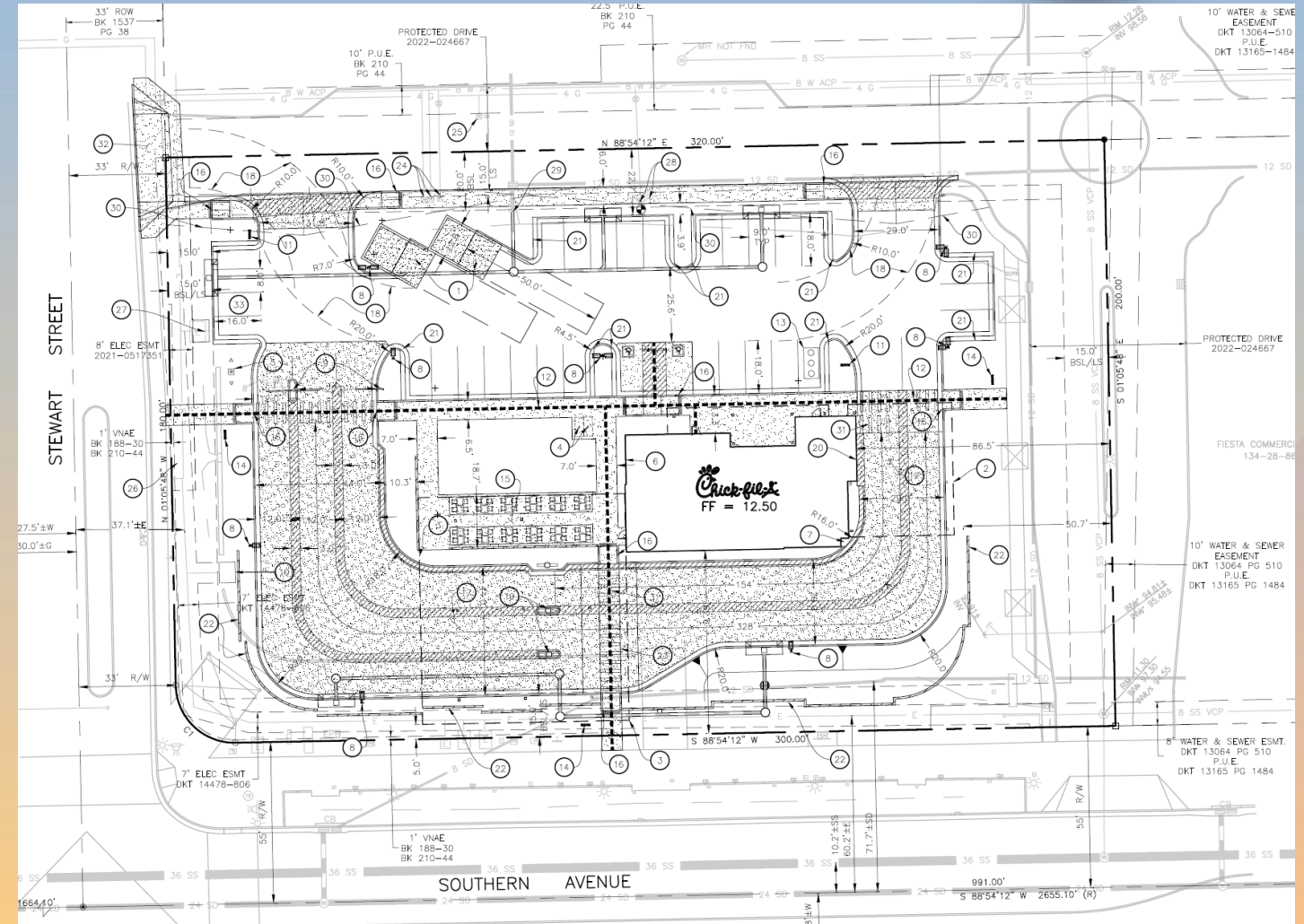
- Modifications includes:
 - Reduced building footprint
 - New outdoor dining area
 - Revised parking
 - Additional drive-thru lanes





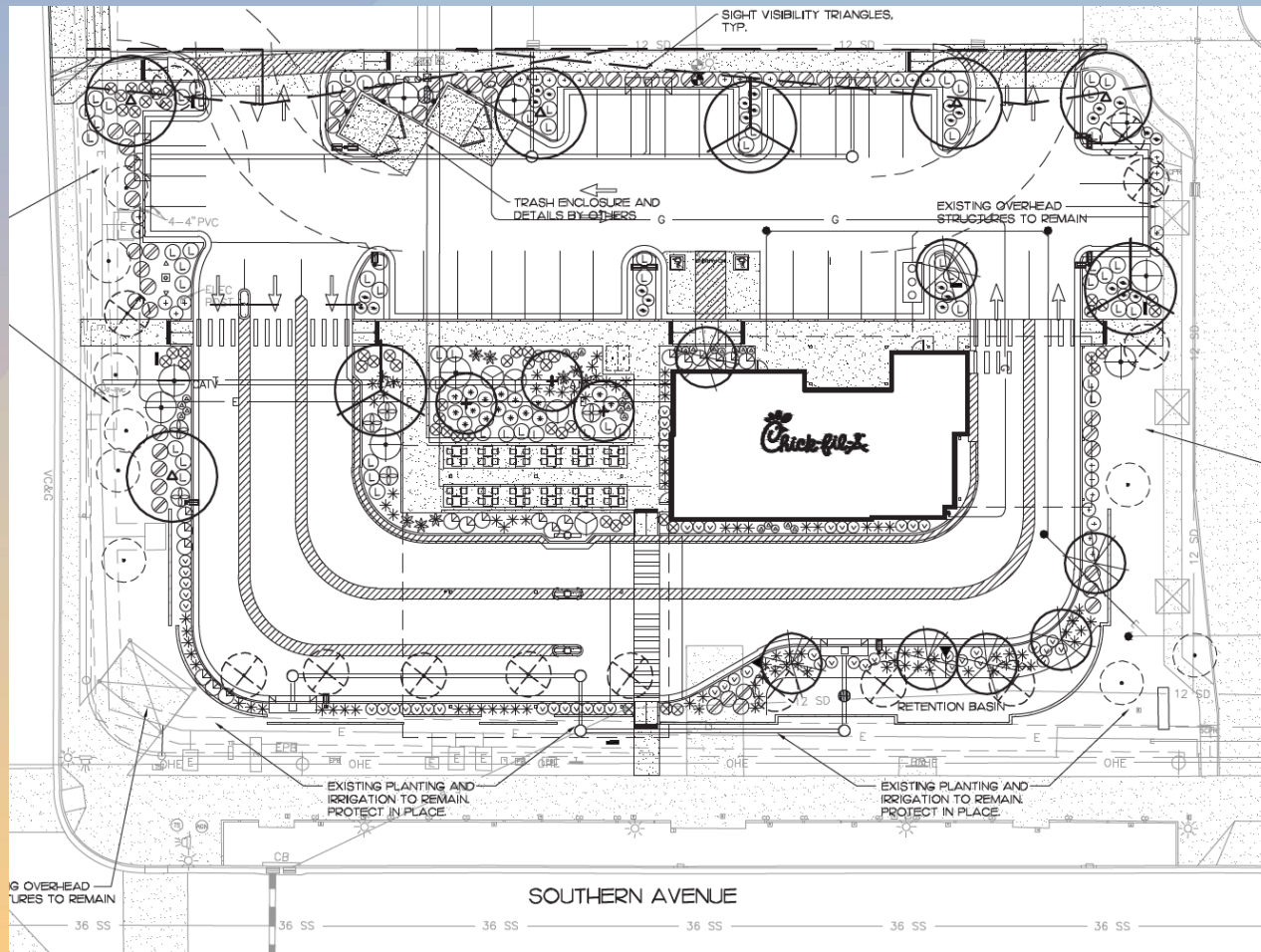
Site Plan

- ~2,600 SF building with outdoor dining
- Drive-thru lanes adj. to Southern Ave.
- Access from private drives
- Pedestrian access to Southern Ave.





Landscape Plan



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
	ACACIA WILLARDIANA	PALO BLANCO	24\" BOX 1.75-2.5\" CALIPER	3	MULTI-TRUNK 20\" O.C. MINIMUM 10-12\" H X 5-7\" W
	CERCIDIUM HYBRID 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36\" BOX 2-1/2\" CALIPER MINIMUM *	6	HIGH BRANCHING 20\" O.C. MINIMUM 12\" H X 6-8\" W
	CHILOPSIS LINEARIS	DESERT WILLOW	24\" BOX 1.75-2.5\" CALIPER	7	STANDARDS 20\" O.C. MINIMUM 10-12\" H X 5-7\" W
	RHUS LANCEA	AFRICAN SUMAC	36\" BOX 2-1/2\" CALIPER MINIMUM *	3	STANDARDS 20\" O.C. MINIMUM
	EXISTING TREE TO REMAIN	SEE LEGEND	--	9	PROTECT IN PLACE
	EXISTING TREE TO BE REMOVED	SEE LEGEND	--	13	REMOVE FROM SITE

*PER ANA STANDARDS



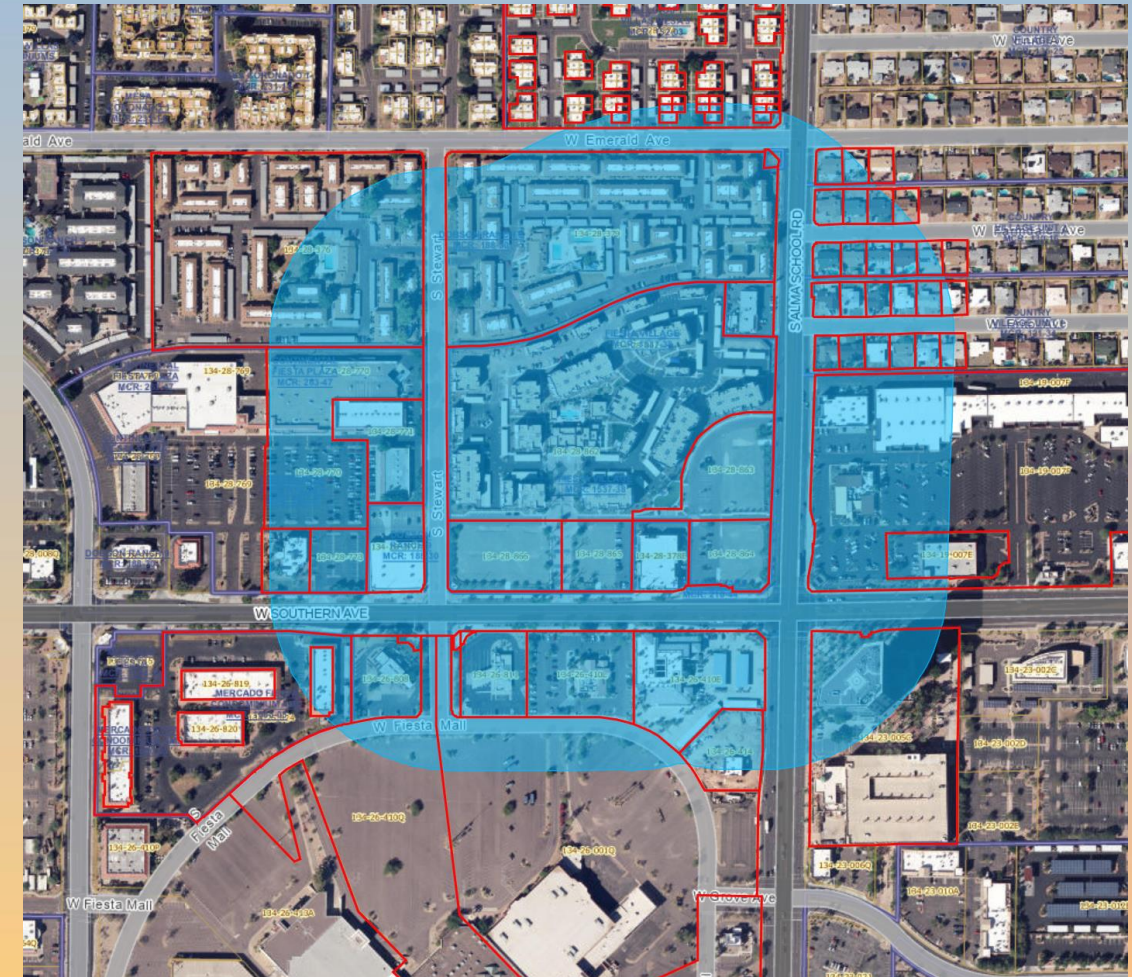
Elevations





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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