



# Planning & Zoning Board



# ZON25-00082 Culvers



# Request

- Major Site Plan Modification
- To allow the development of a Limited-Service Restaurant with drive thru

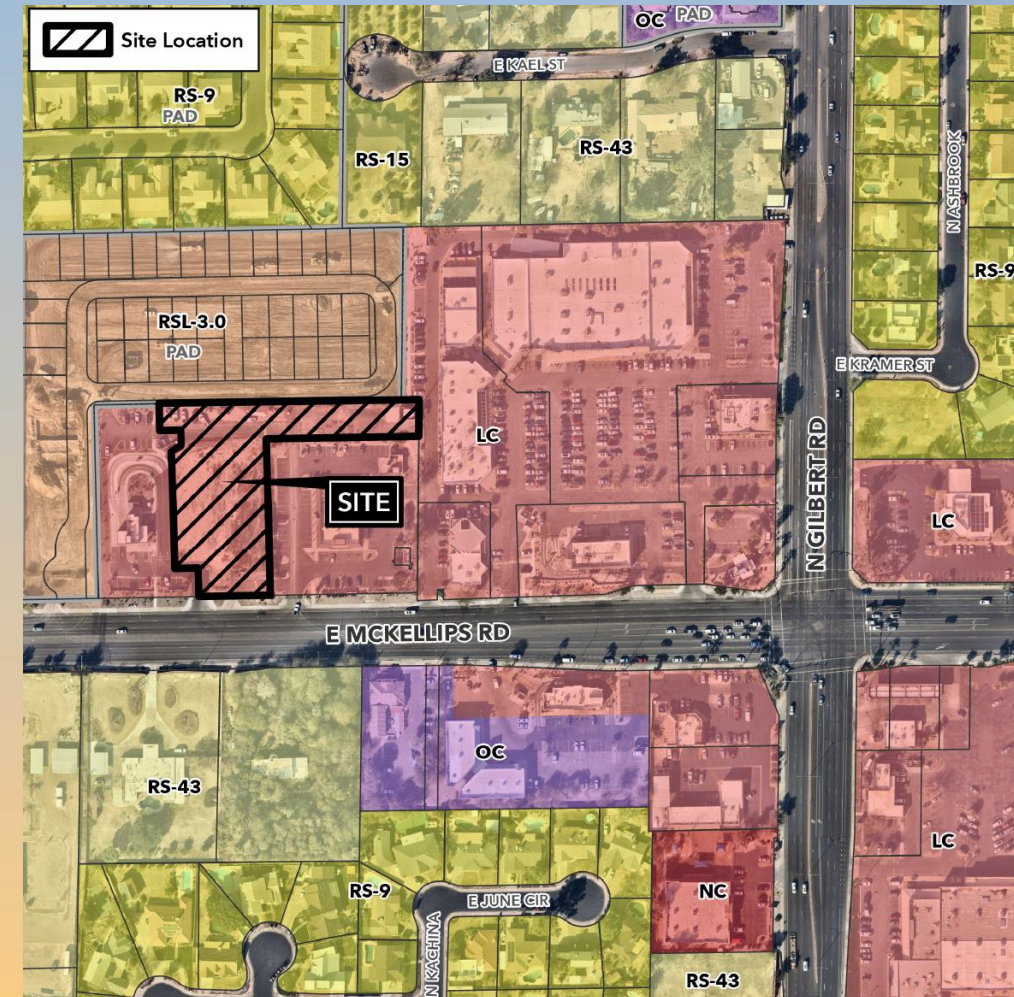






# Location

- North of McKellips Road
- West of Gilbert Road



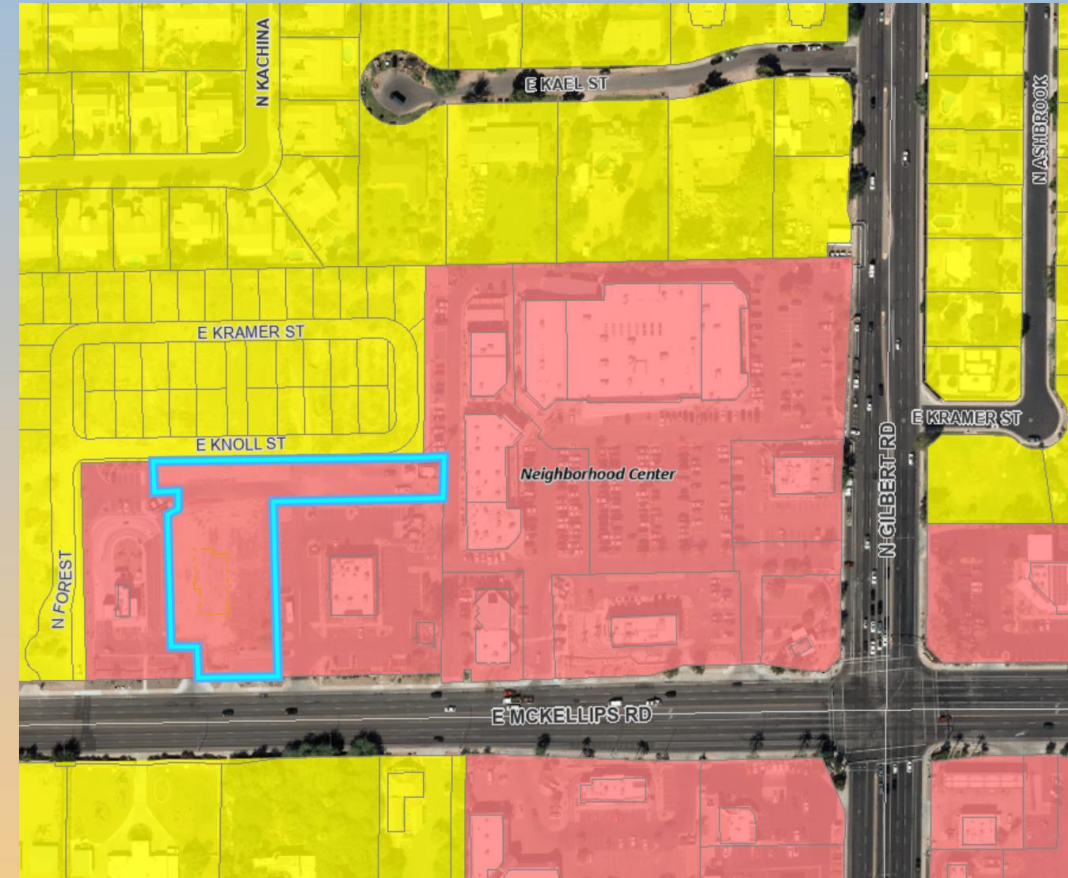




# General Plan

## Neighborhood Center

- Strong and viable centers of commercial activity

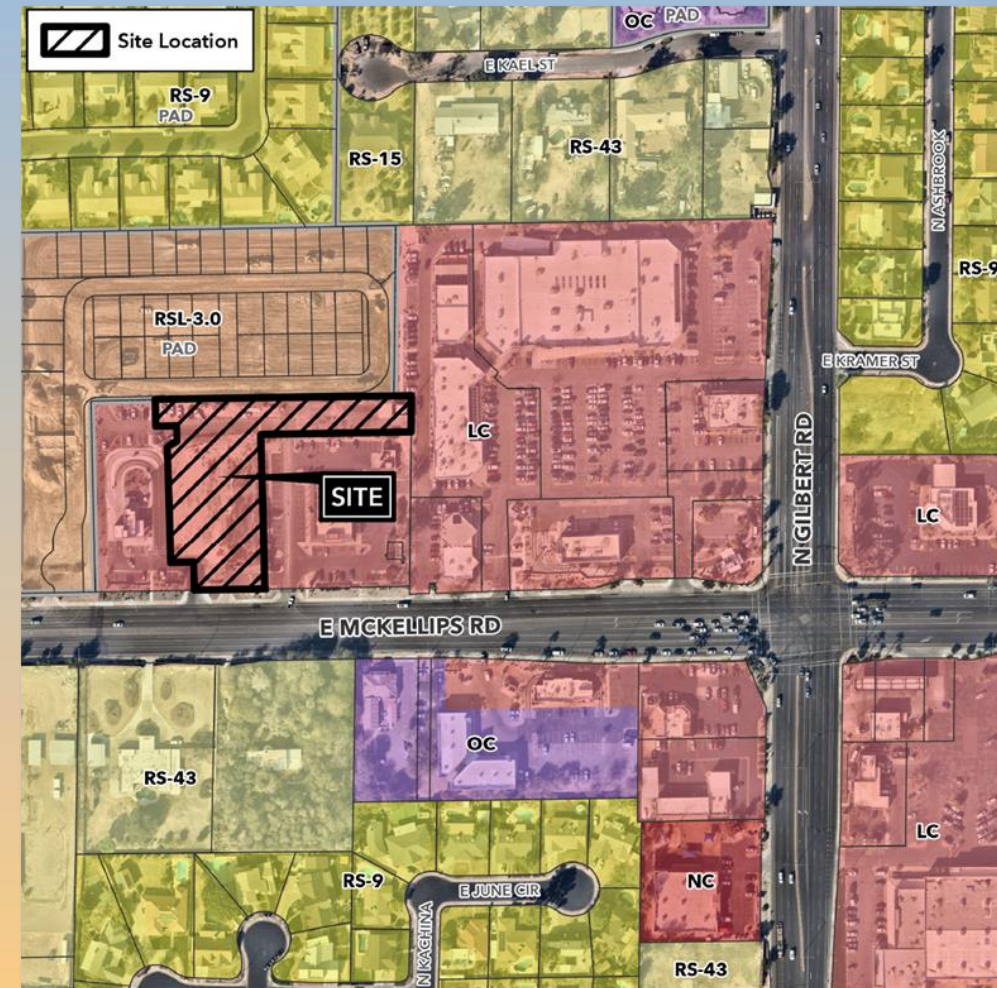






# Zoning

- Limited Commercial (LC)
- Eating and drinking establishments with associated drive-thru facility permitted







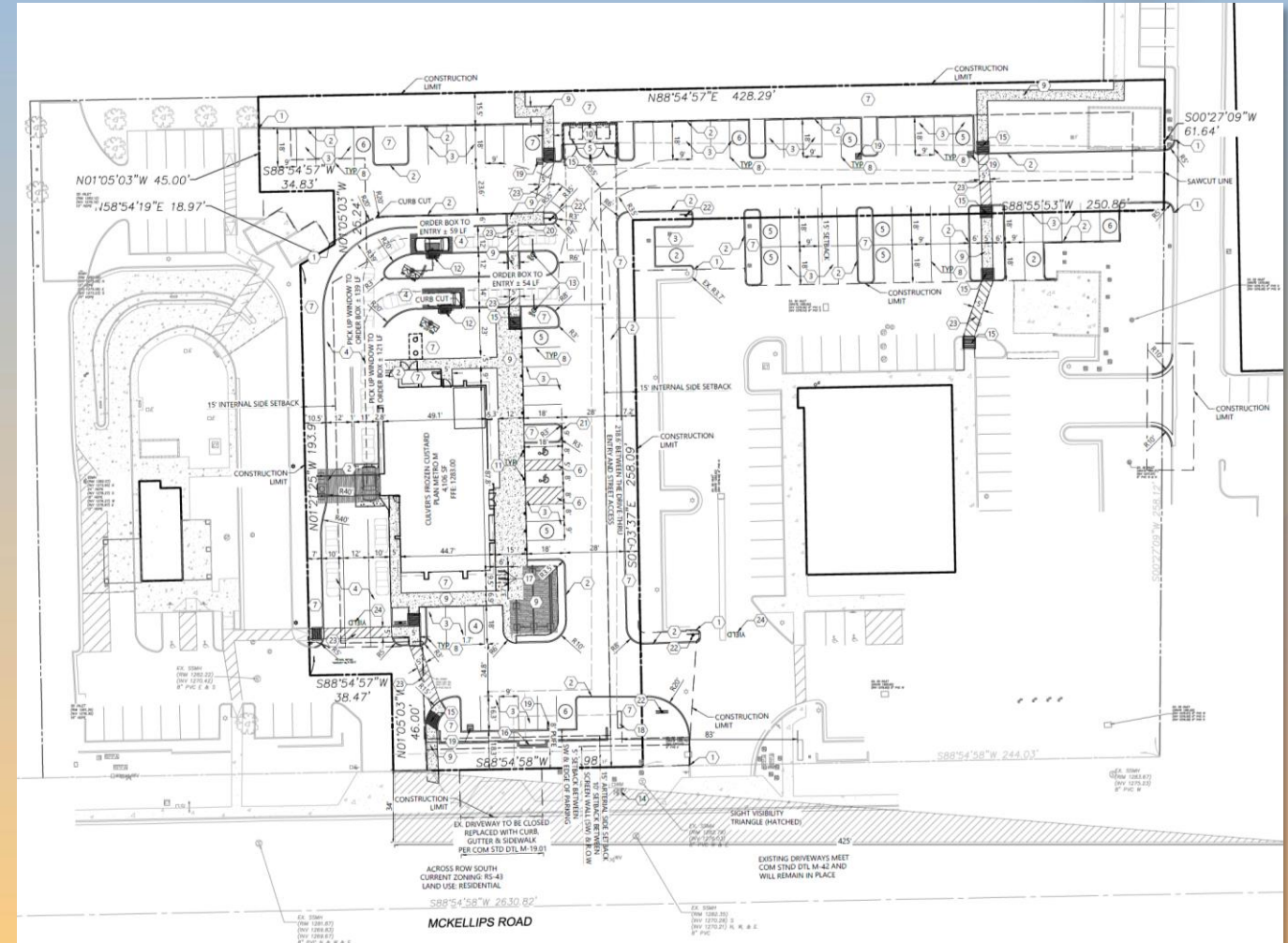
# Site Photos



Looking north from McKellips Road



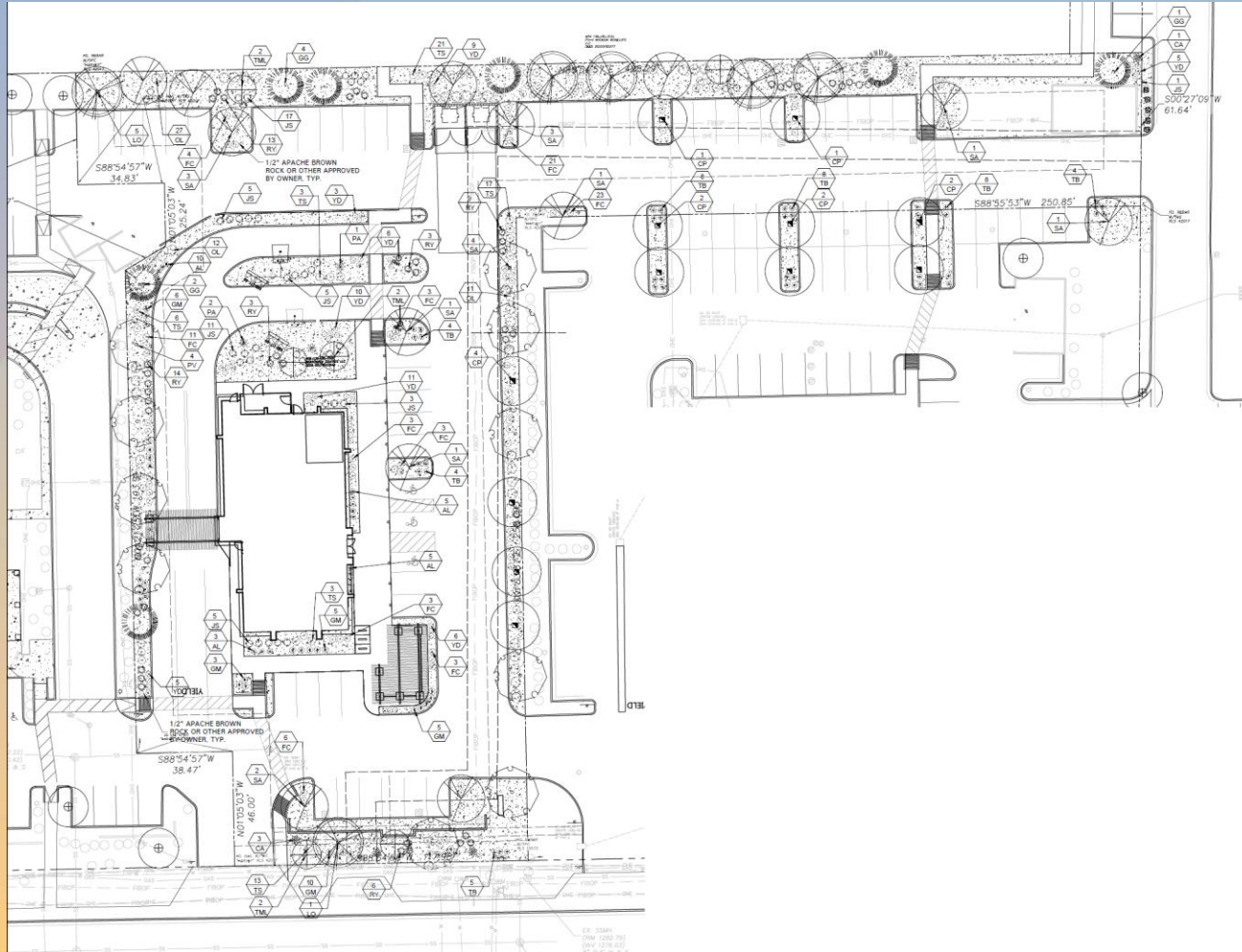
- 4,106 sq. ft. building
- 360 sq. ft. outdoor patio
- 42 parking spaces required
- 49 provided parking spaces







# Landscape Plan



PLANT SCHEDULE							
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	MATURE SIZE	CANOPY COVERAGE (3.14 x R squared) tree #
TREES							
12	CP	Chinese Pistache	<i>Pistacia chinensis</i>	24" tree box	12' ht., 4' spread, matching	Deciduous, 40' x 35'	11539.5
7	GG	Ghost Gum	<i>Corymbia papuana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 25'	3434.375
6	LO	Live Oak	<i>Quercus virginiana</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 40' x 50'	1884
10	PV	Fruitless Olive	<i>Olea europaea</i>	24" tree box	10' ht., 3' spread, matching	Evergreen 25' x 25'	4906.25
13	SA	Shoestring Acacia	<i>Acacia stenophylla</i>	24" tree box	12' ht., 4' spread, matching	Evergreen, 30' x 20'	4082
6	TML	Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" tree box	8' ht., 4' spread min.	Evergreen, 10' x 8'	301.44
						<b>TOTAL SITE CANOPY IN S.F.</b>	<b>26147.566</b>
						<b>SITE CANOPY PERCENTAGE</b>	<b>41%</b>
SHRUBS							
23	AL	Medicinal Aloe	<i>Aloe vera</i>	5 gal.	full, 24" o.c.		
4	CA	Cowhorn Agave	<i>Agave bovicornuta</i>	5 gal.	full, 24" spread, 48" o.c.		
80	FC	Coral Fountain	<i>Russelia equisetiformis</i>	5 gal.	full, 30" o.c.		
29	GM	Pink Muhly (Gulf)	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.		
47	JS	Jerusalem Sage	<i>Phlomis fruticosa</i>	5 gal.	full, 24" sprd, 36" o.c.		
50	OL	Oleander	<i>Nerium oleander</i>	7 gal.	full, 30" sprd, 40" o.c.		
3	PA	Parry's Agave	<i>Agave parryi var. truncata</i>	5 gal.	full, 24" sprd, 36" o.c.		
48	RY	Red Yucca "Brakelights"	<i>Hesperaloe parviflora</i> 'PERPA' Brakelights	5 gal.	full, 24" sprd, 30" o.c.		
41	TB	Turpentine Bush	<i>Ericameria laricifolia</i>	5 gal.	full, 24" o.c.		
63	TS	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	full, 24" sprd, 36" o.c.		
55	YD	Yellow Dot	<i>Sphagnetocola trilobata</i>	3 gal.	full, 24" o.c.		
GROUND COVER/VINES/GRASS							
				Rock to match adjacent sites, potentially Apache brown 1/2"			
				match neighbor			
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.							

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# Elevations







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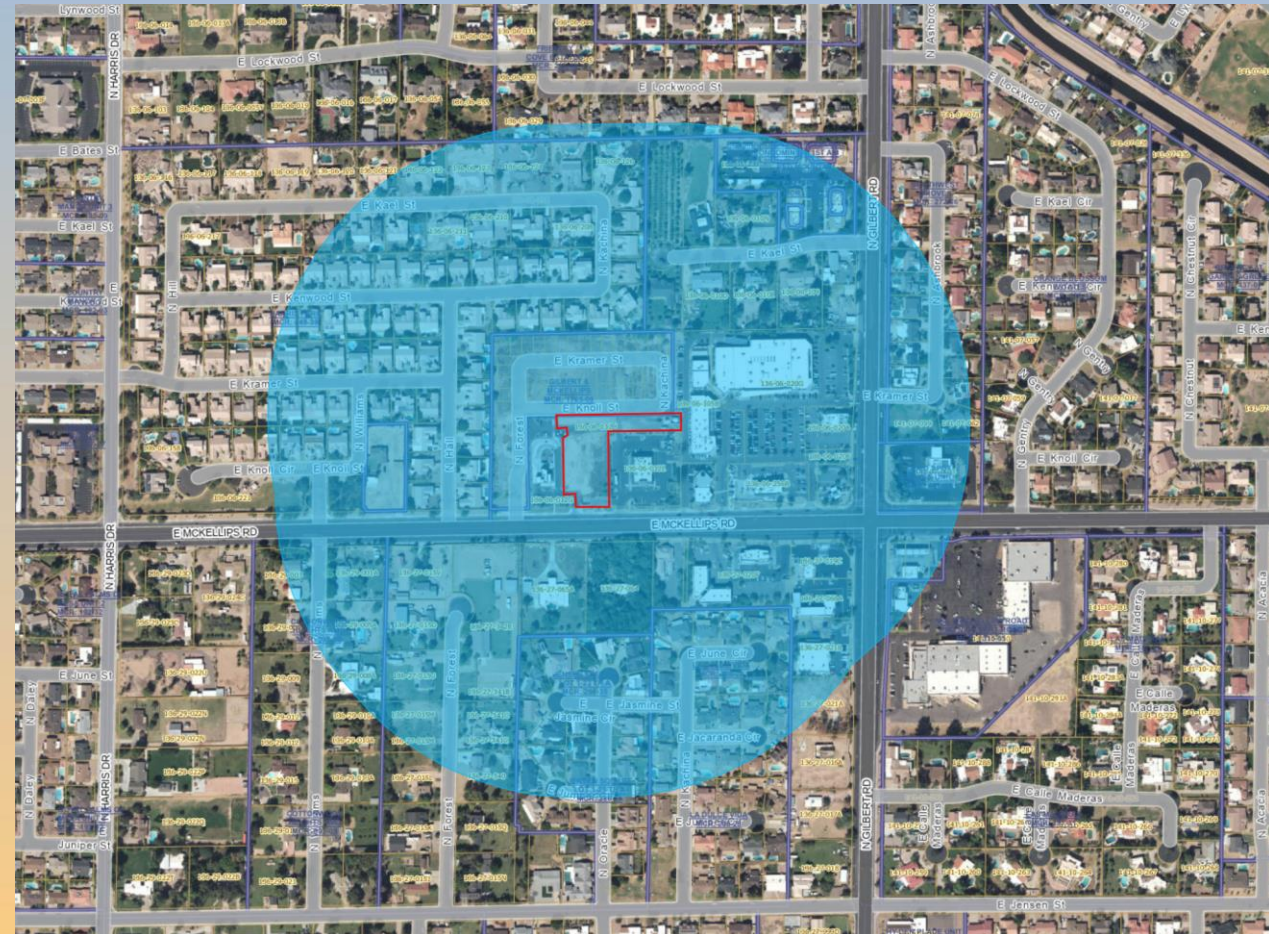






# Citizen Participation

- Notified property owners within 1,000 feet
- Staff has received no correspondence regarding the proposed use.







# 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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# Renderings





# Renderings

