

MINUTES OF THE NOVEMBER 13, 2024 PLANNING & ZONING BOARD MEETING

- *4-h **ZON24-00745 - "Black Rock Coffee Bar"** 0.7+ acres located at 1050 South Country Club Drive. Major Site Plan Modification for the development of a limited-service restaurant with a drive-thru facility. Red Mountain Asset Fund I, LLC, owner; Catherine Atchley, Atwell LLC, applicant. **(District 4)**

Planner: Tulili Tuiteleleapaga-Howard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00745 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review case DRB24-00746.
3. Approval of a Substantial Conformance Improvement Permit and compliance with all requirements of Board of Adjustment case BOA24-00747.
4. Prior to application for any building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or reduce the parking to comply with the Zoning Ordinance.
5. Compliance with all City development codes and regulations.

Vote (7 – 0)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Blakeman, Farnsworth

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov