



PLANNING & ZONING BOARD

December 16, 2020



ZON20-00633



Request

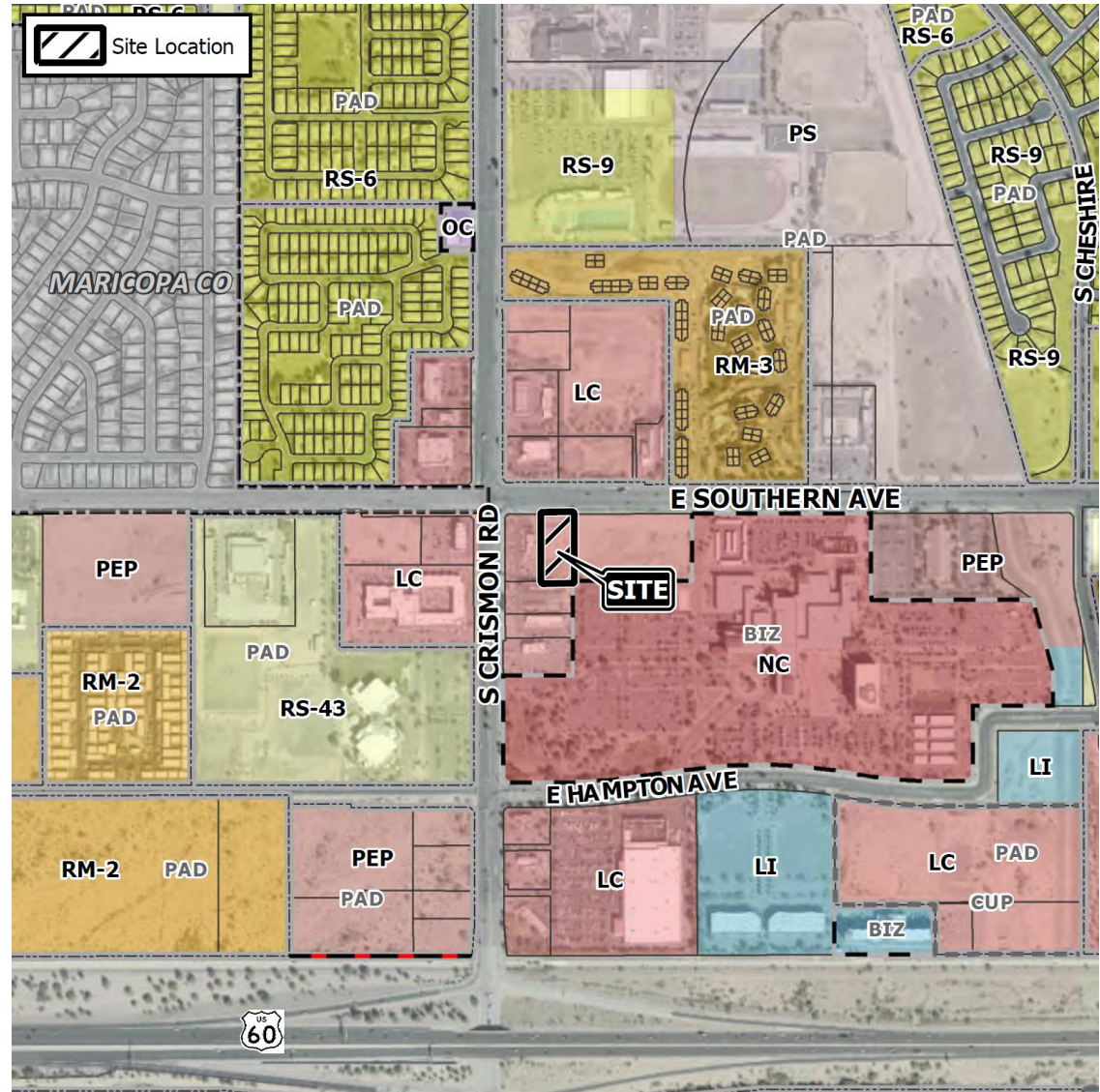
- Site Plan Review

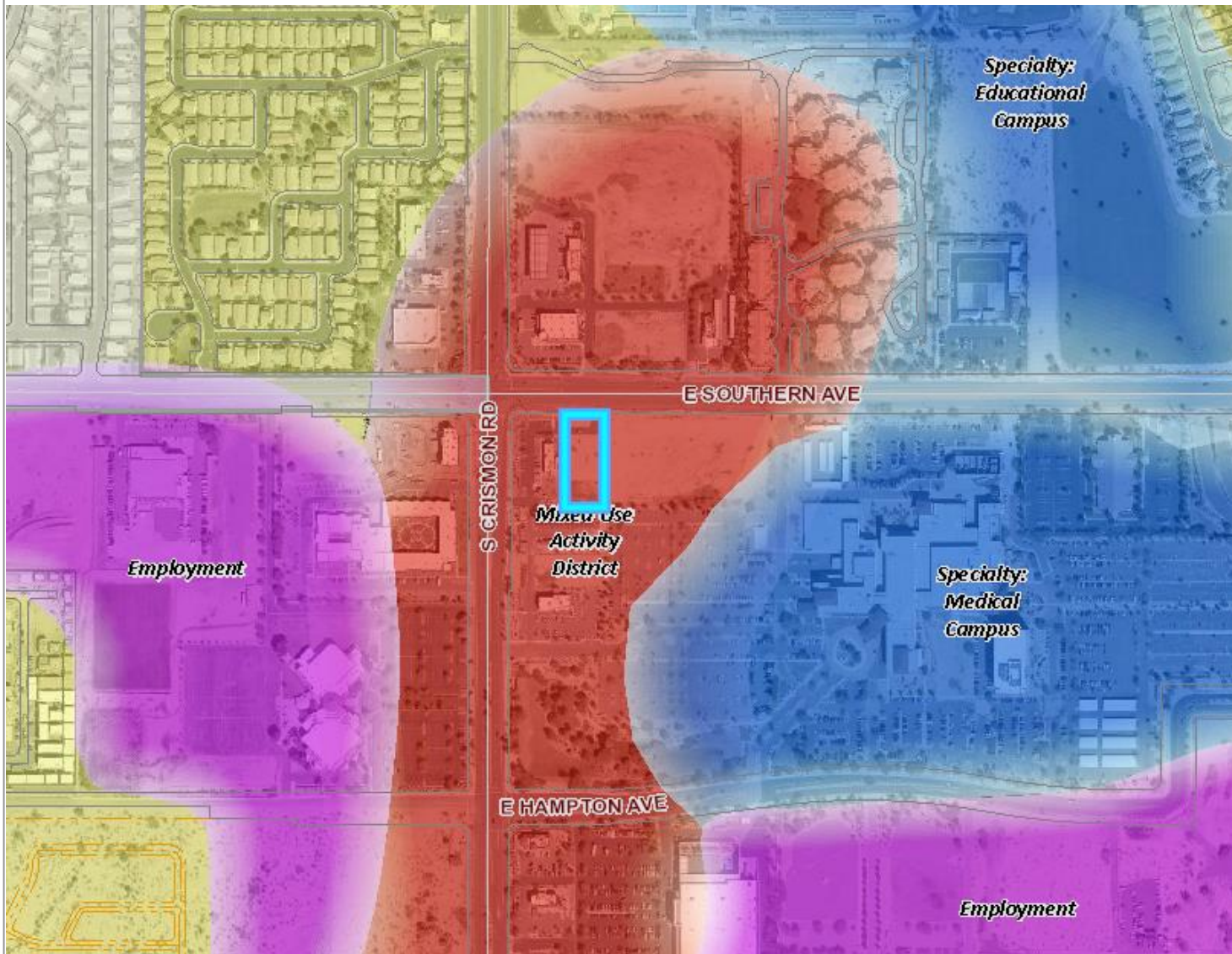
Purpose

- Proposed restaurant with drive-thru

Location

- East of Crismon Road on the south side of Southern Avenue





General Plan

Mixed Use Activity

- Large Scale
- Regional Activity Area
- Significant retail commercial component

Zoning

- Limited Commercial (LC)
- Provide areas for service-oriented businesses that serve the surrounding residential.
- Restaurants with drive-thrus are permitted uses



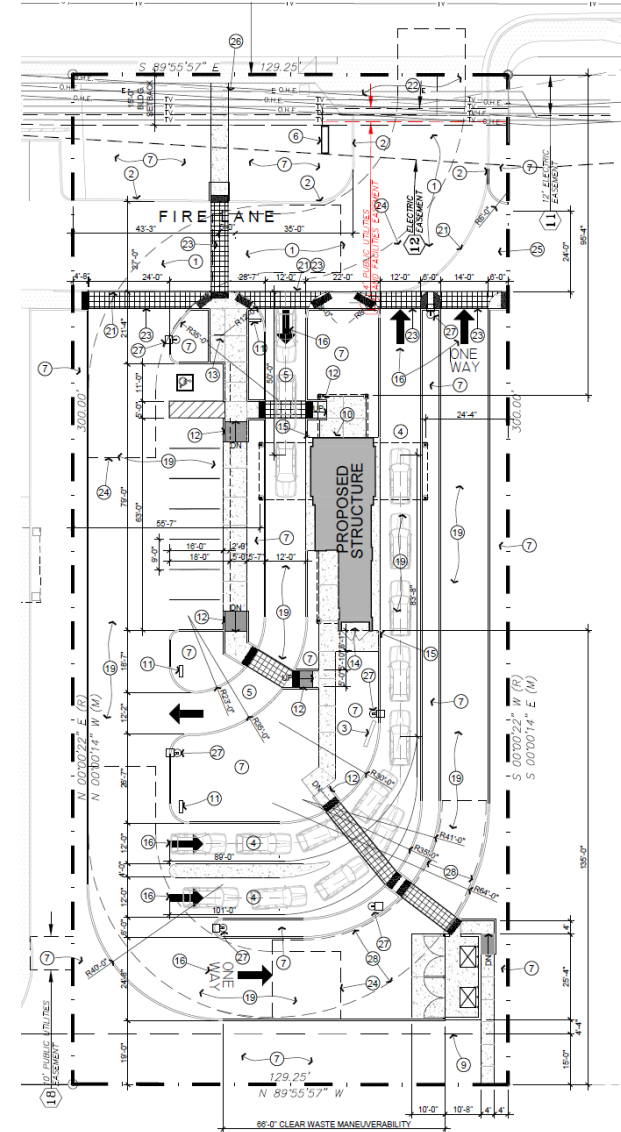
Street View



Looking south from Southern Avenue

Site Plan

- Restaurant with drive-thru (Salad & Go)
- Regular & express drive-thru



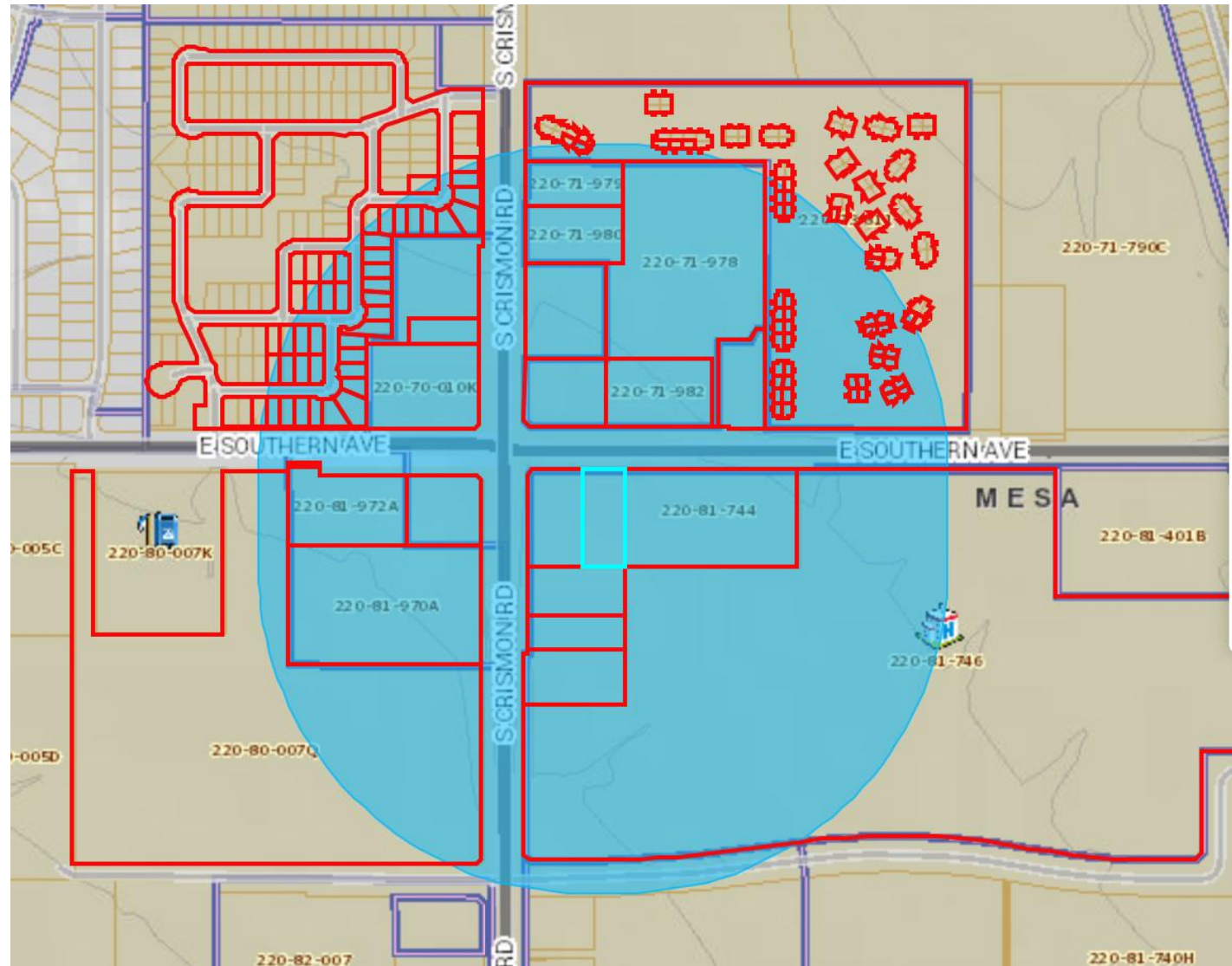
Design Review

- November 10, 2020



Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- No concerns



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation Approval with Conditions



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