



City Council

ZON23-00935

Mary Kopaskie-Brown, Planning Director

November 18, 2024



Request

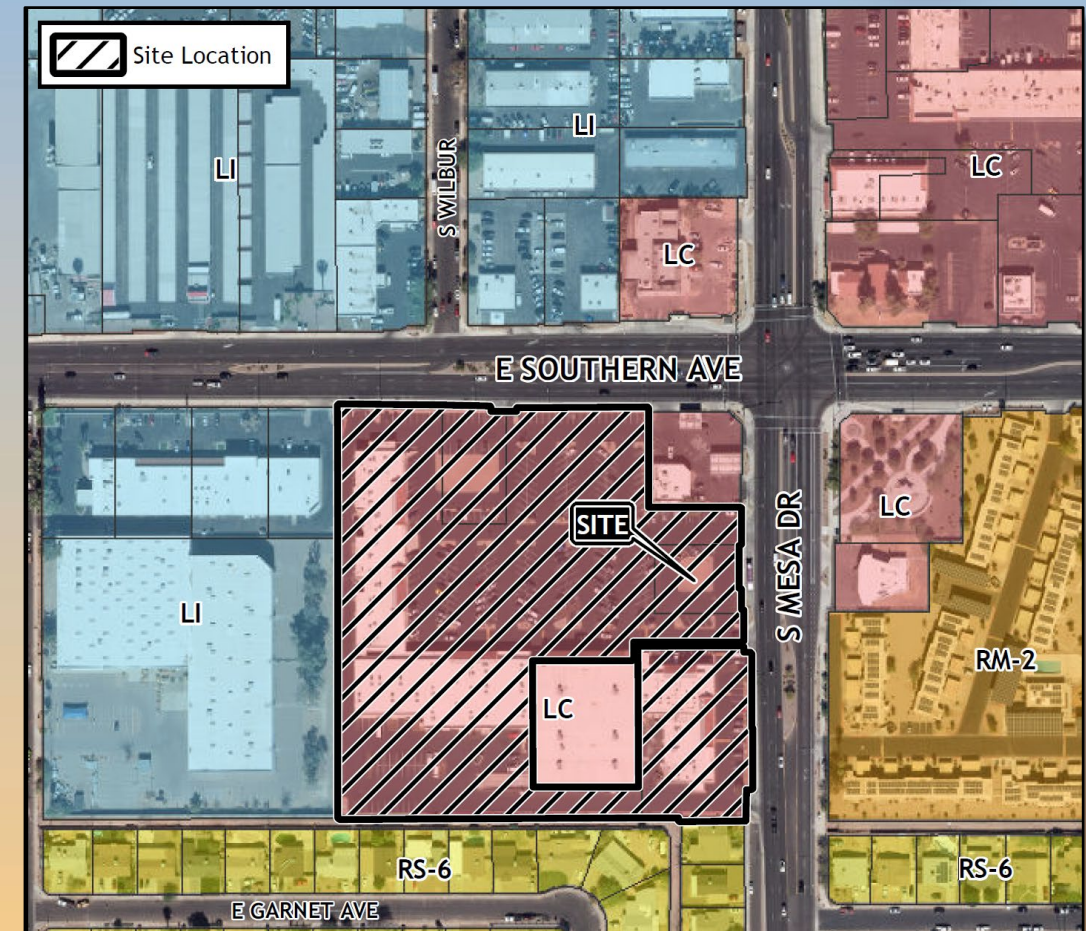
- Major Site Plan Modification
- To allow for a limited service restaurant with drive-thru facilities





Location

- West of Mesa Drive
- South of Southern Avenue
- PAD A - Approximately 200 feet south of the intersection on west side of Mesa Drive

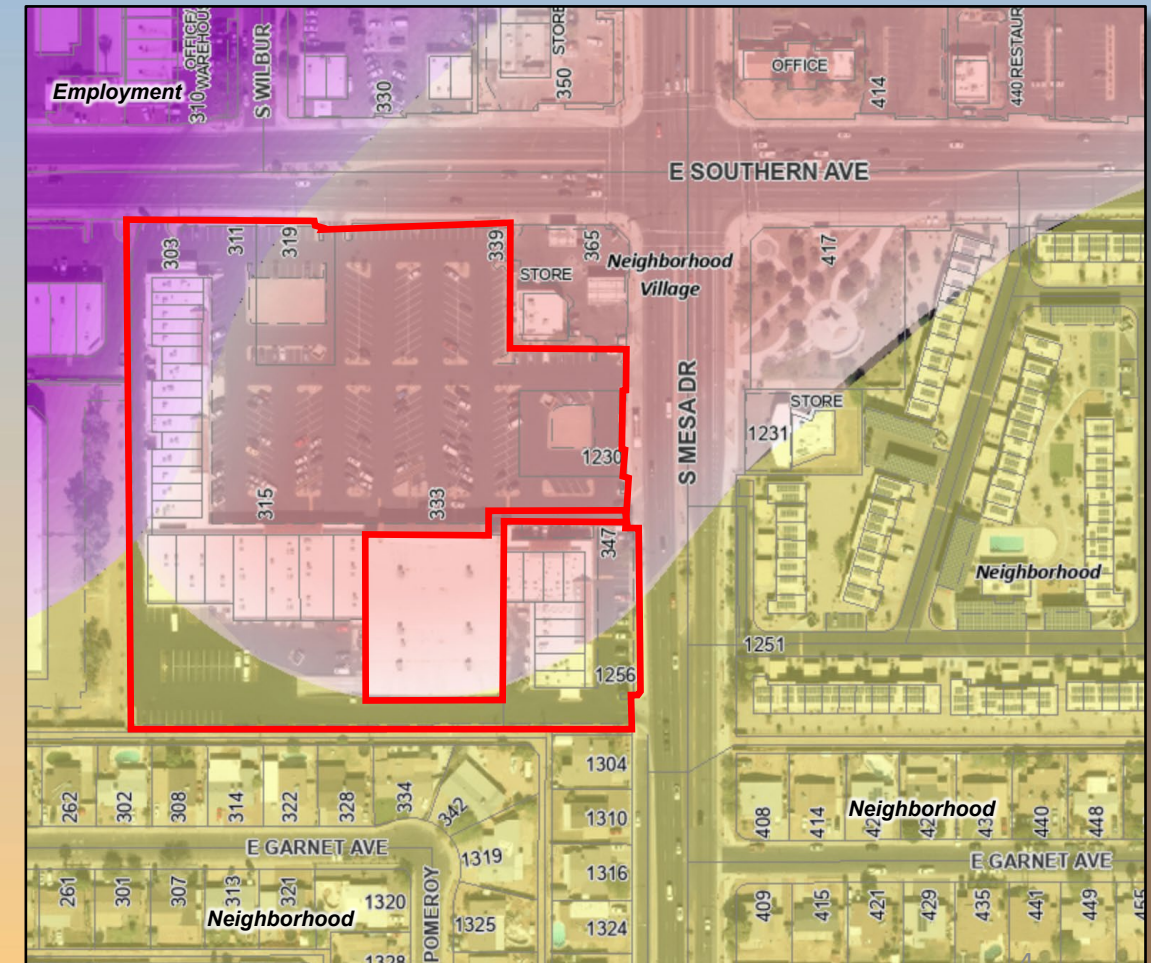




General Plan

Neighborhood Village Center

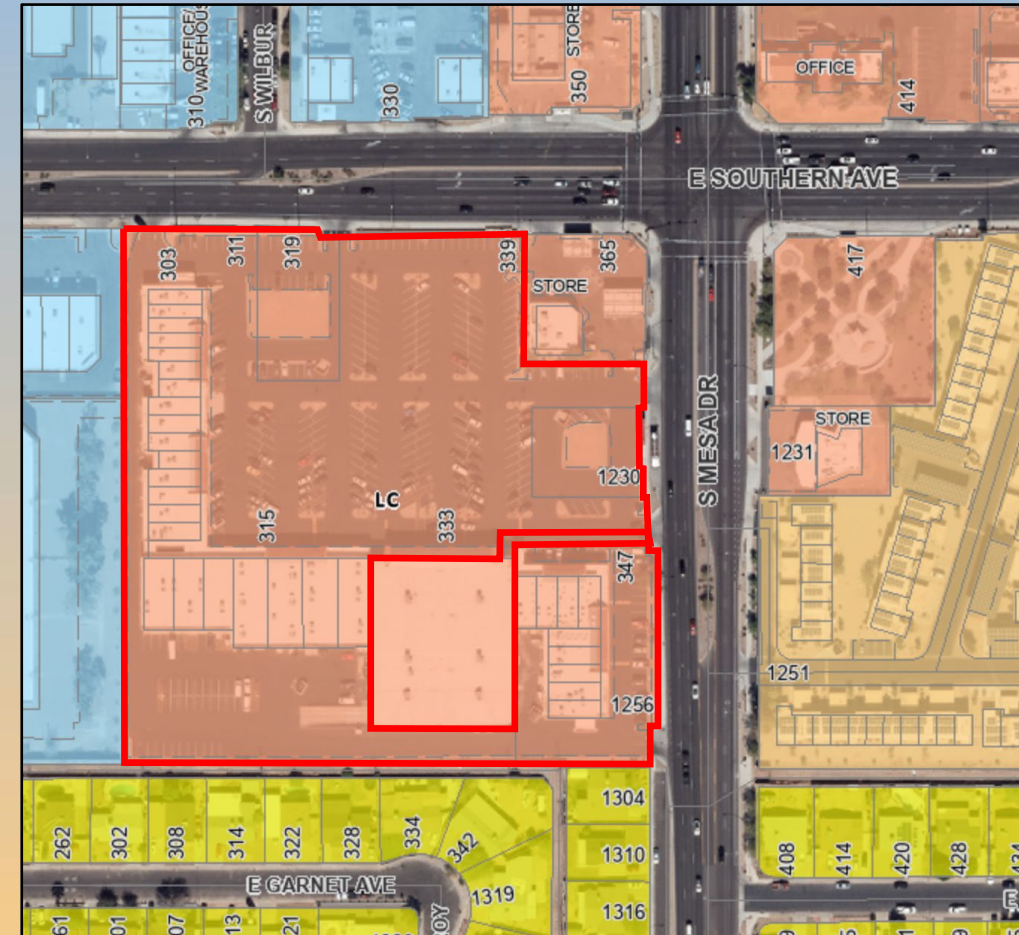
- Provide for the regular shopping and service needs of the nearby population,
- Serve as the focal point for the surrounding neighborhoods





Zoning

- Limited Commercial (LC)





Site Photo



Looking south from Southern Avenue



Site Photo

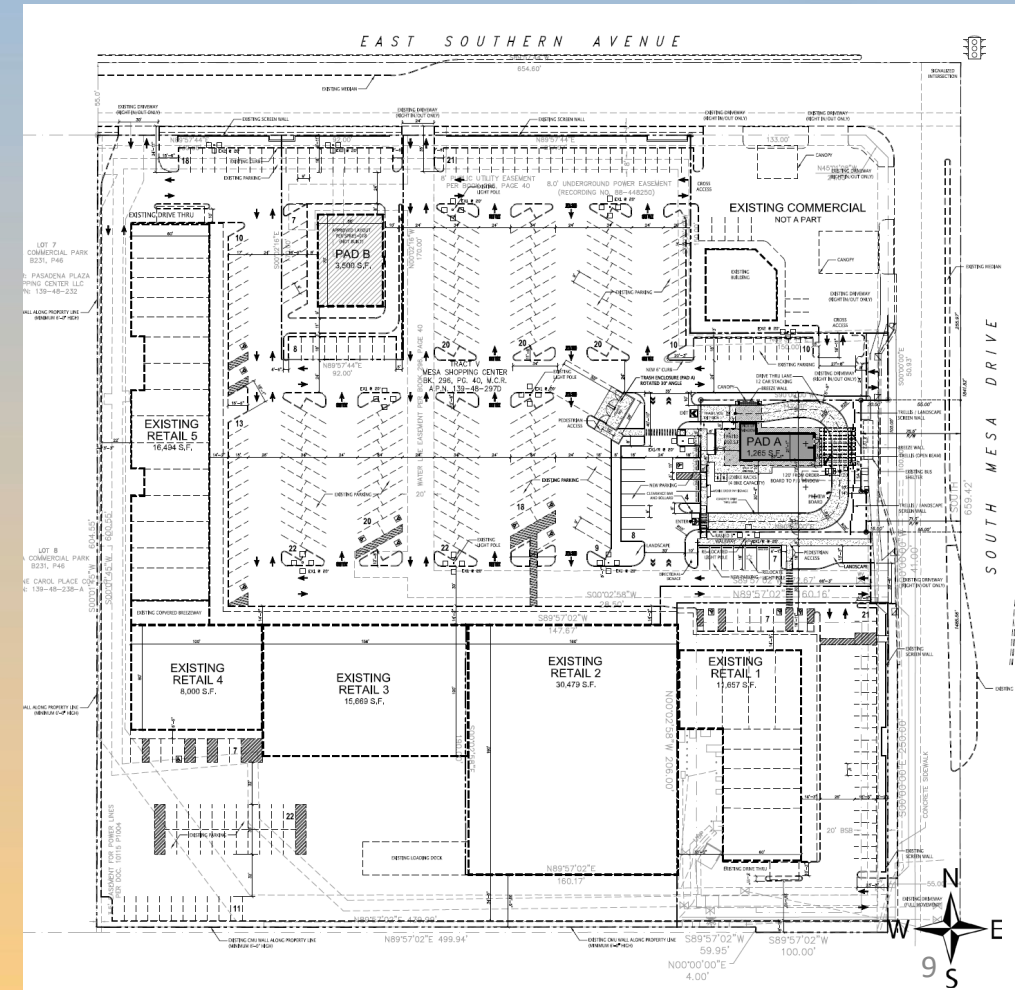


Looking west from Mesa Drive



Site Plan – Shopping Center

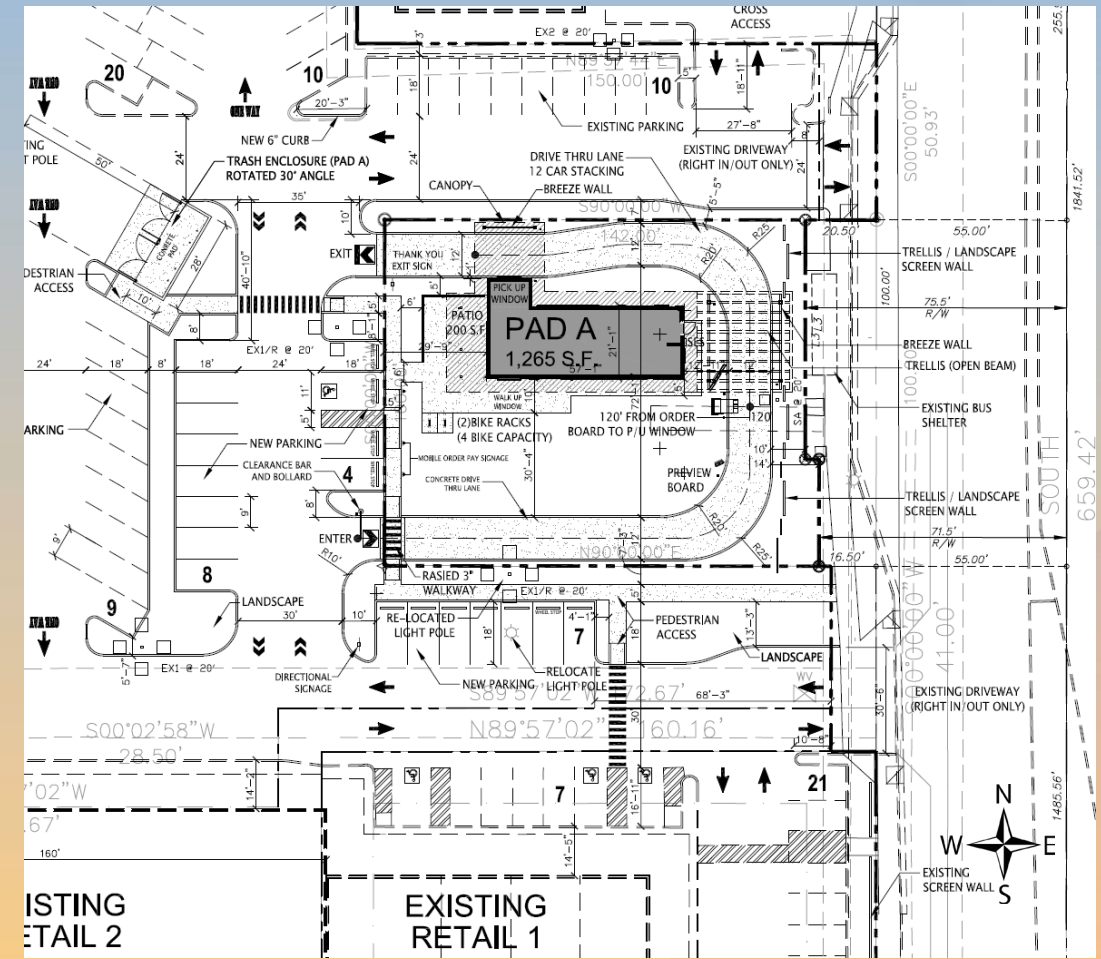
- Existing access from Southern Avenue and Mesa Drive
- Realign parking spaces and drive aisle adjacent to Pad A
- 291 parking spaces required
- 335 spaces provided





Site Plan- Pad A

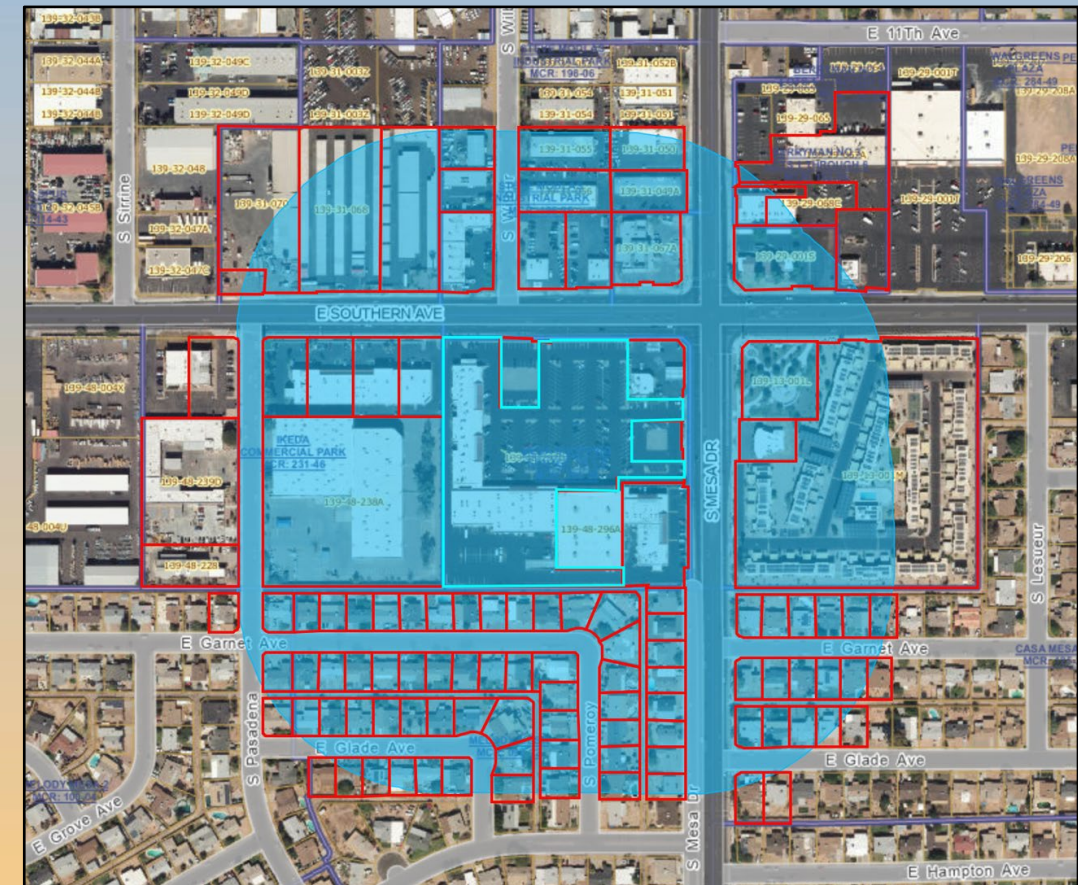
- Proposed 1,265 square foot building with 200 square foot covered patio
- Drive-thru lane wraps around the south and east sides of building and exits on north side
- Canopy over the pick-up window
- Trellis over a portion of drive-thru thru lane along Mesa Drive





Citizen Participation

- Mailed notification letters to property owners, HOAs and registered neighborhoods within 500 feet
- Staff has not received any comments at this time





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review per chapter 69 of the MZO

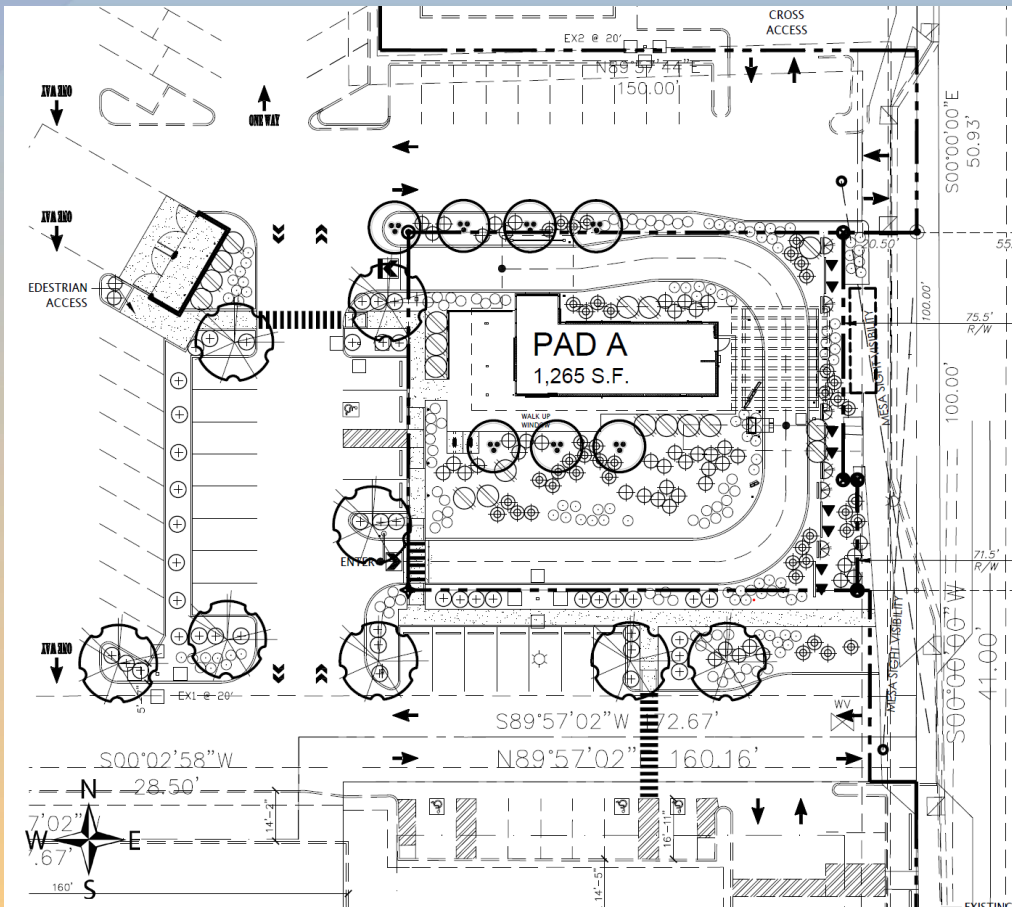
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends***



mesa·az



Landscape Plan – Pad A



LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 36" BOX (8)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (7)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (19)
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (45)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (49)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (45)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (90)
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (63)
	PODRANEA RICASOLINA PINK TRUMPET VINE 5 GALLON (6)
	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (8)
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	

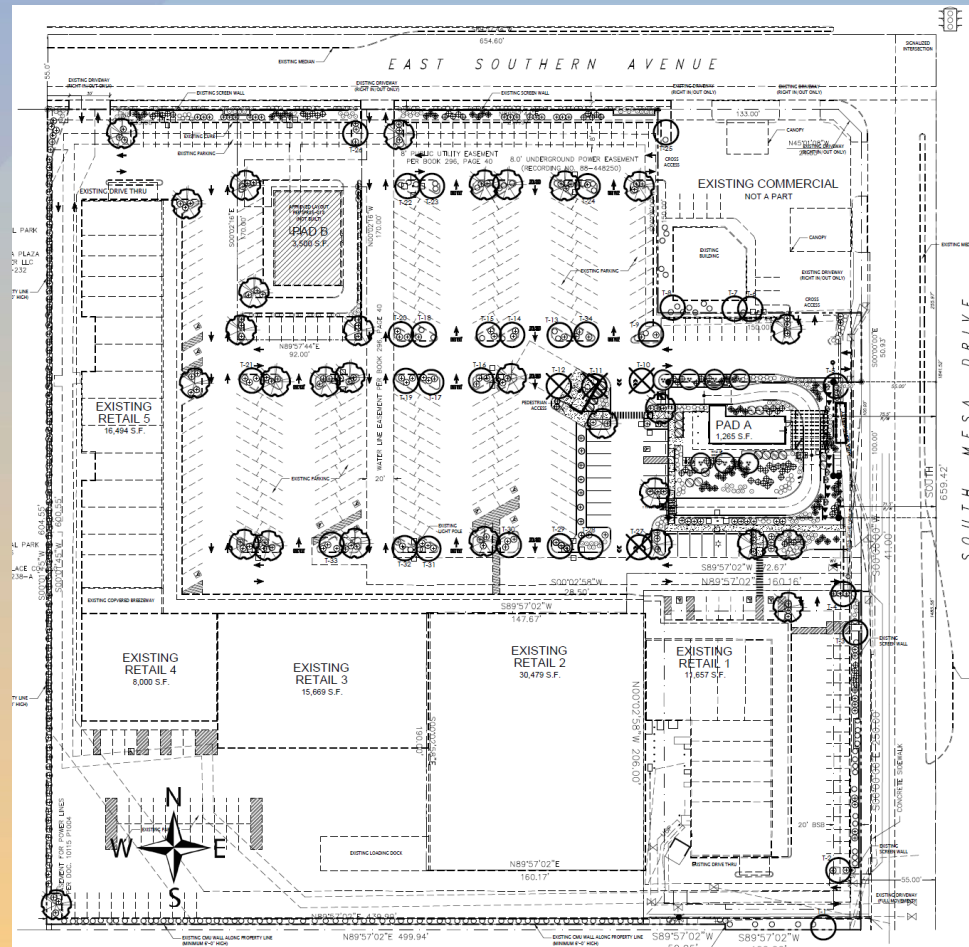


Landscape Plan – Pad A





Landscape Plan – Shopping Center



LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 36" BOX (29)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (79)
	CAESALPINIA CACALACO CASCALOTE 36" BOX (7)		HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (60)
	EXISTING TREE PROTECT FROM CONSTRUCTION		PODRANEA RICASOLINA PINK TRUMPET VINE 5 GALLON (6)
	TREE BEING REMOVED DUE TO NEW CONSTRUCTION		BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON (8)
	EXISTING SHRUB PROTECT FROM CONSTRUCTION		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (218)
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (27)		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (112)
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (293)		1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



Renderings





Renderings





Elevations





Elevations

