



Planning and Zoning Board



ZON23-01002

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April 10, 2024



Request

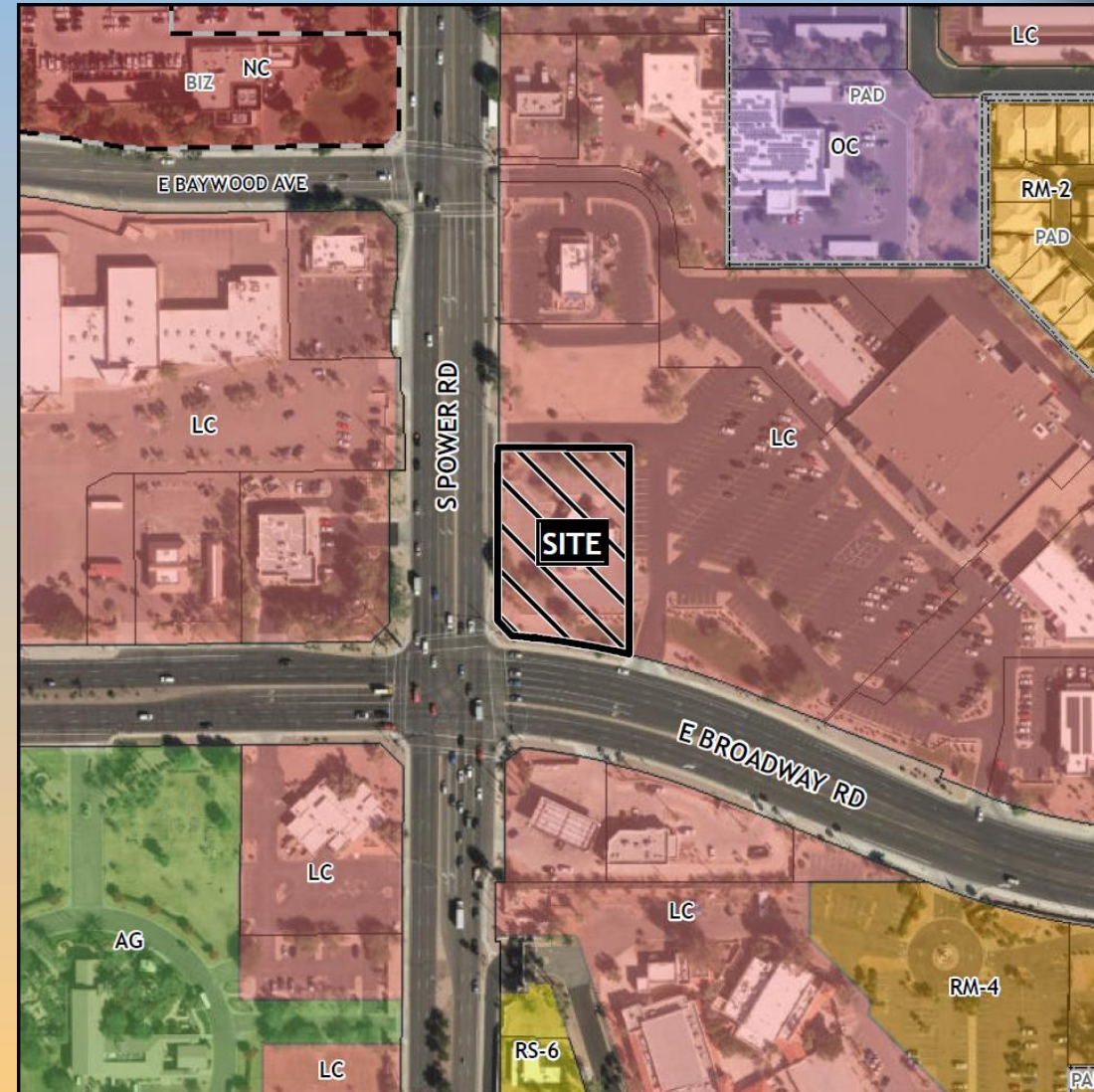
- Major Site Plan Modification and amending the conditions of Case No. Z91-038
- To allow for a restaurant with a drive-thru facility





Location

- East of Power Road
- North of Broadway Road





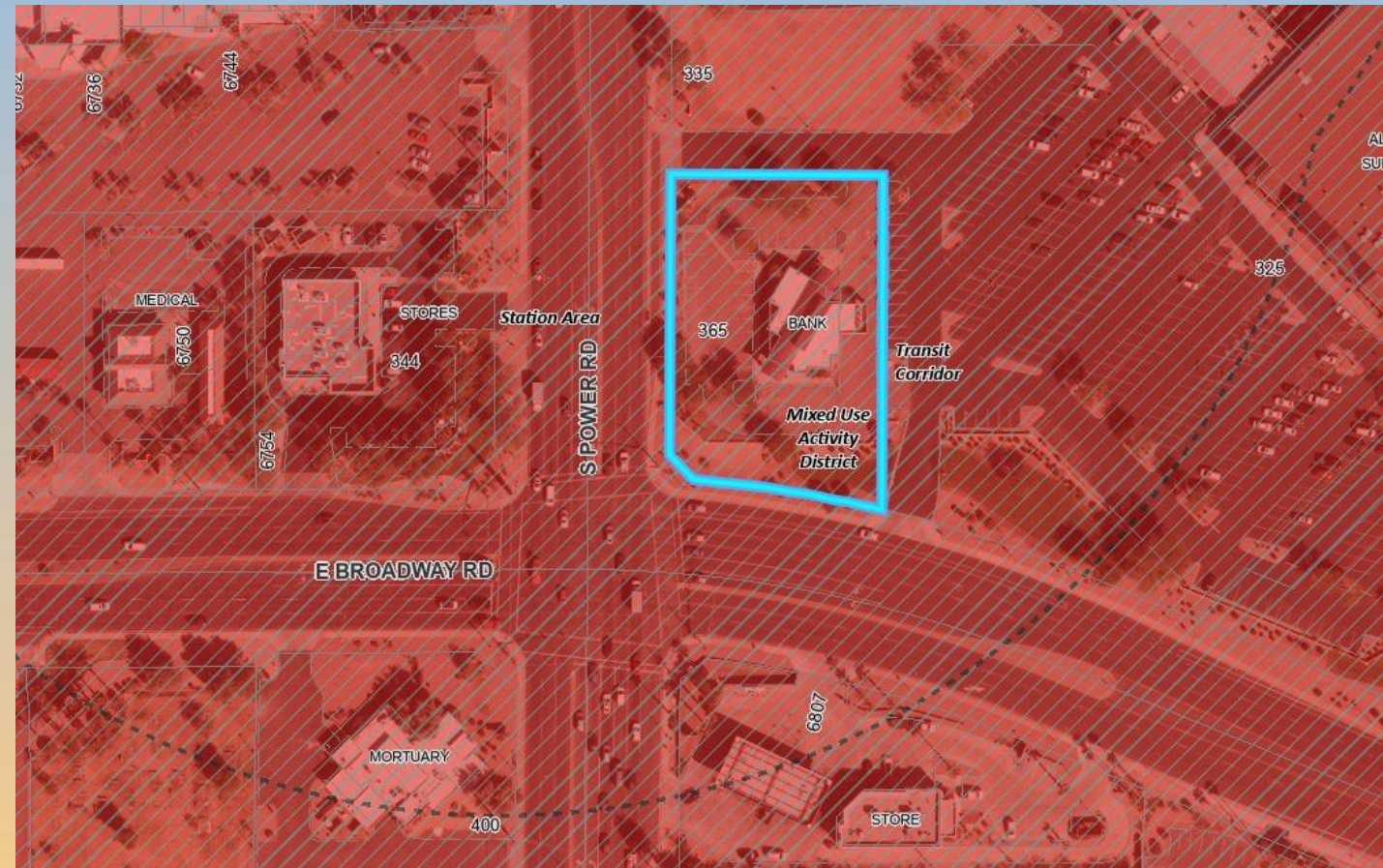
General Plan

Mixed Use Activity District

- Strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences

Transit Corridor

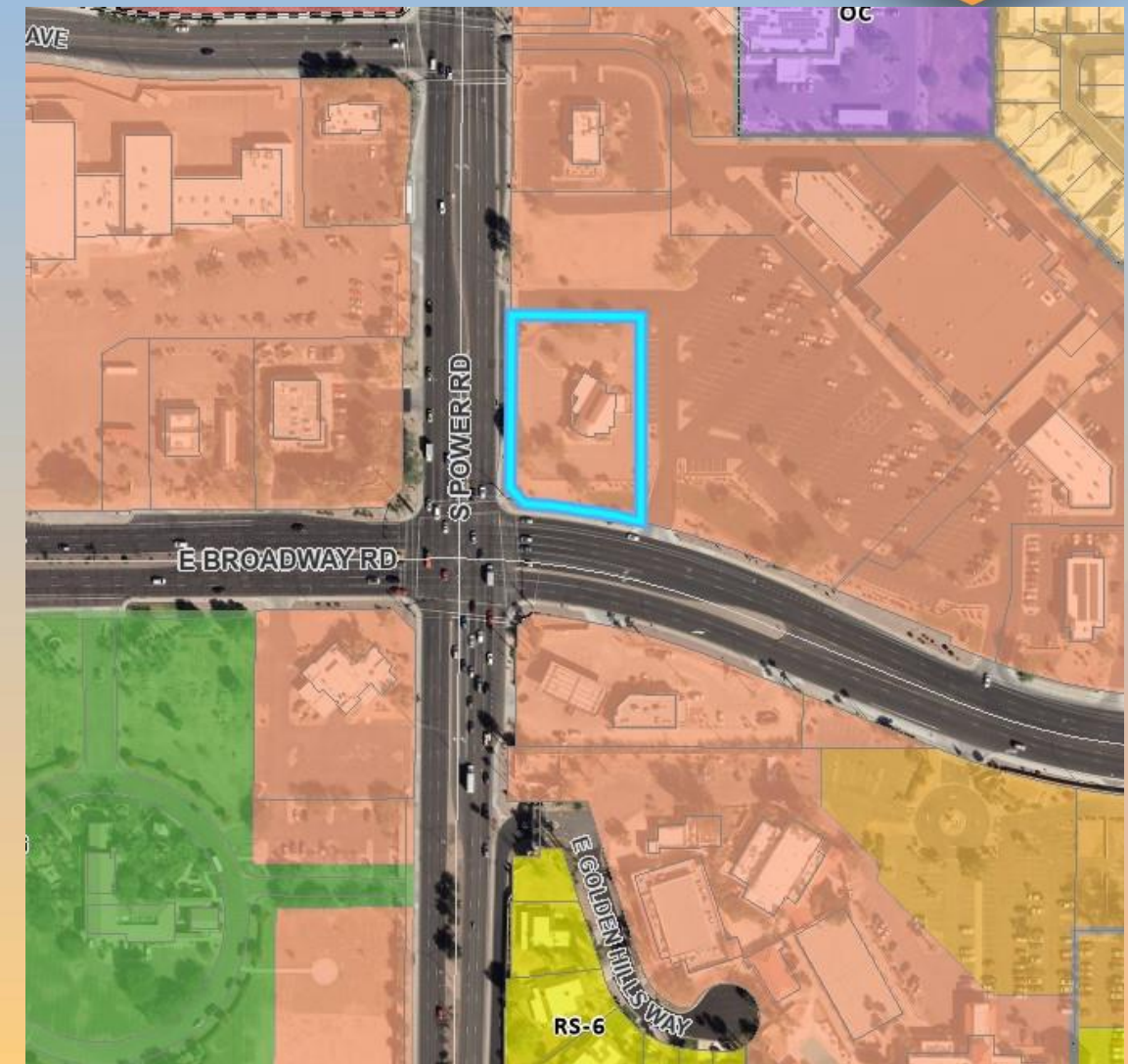
- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





Zoning

- Limited Commercial (LC)
- Proposed use is allowed by right in the LC district





Site Photo



Looking east towards the site from Power Road



Site Photo

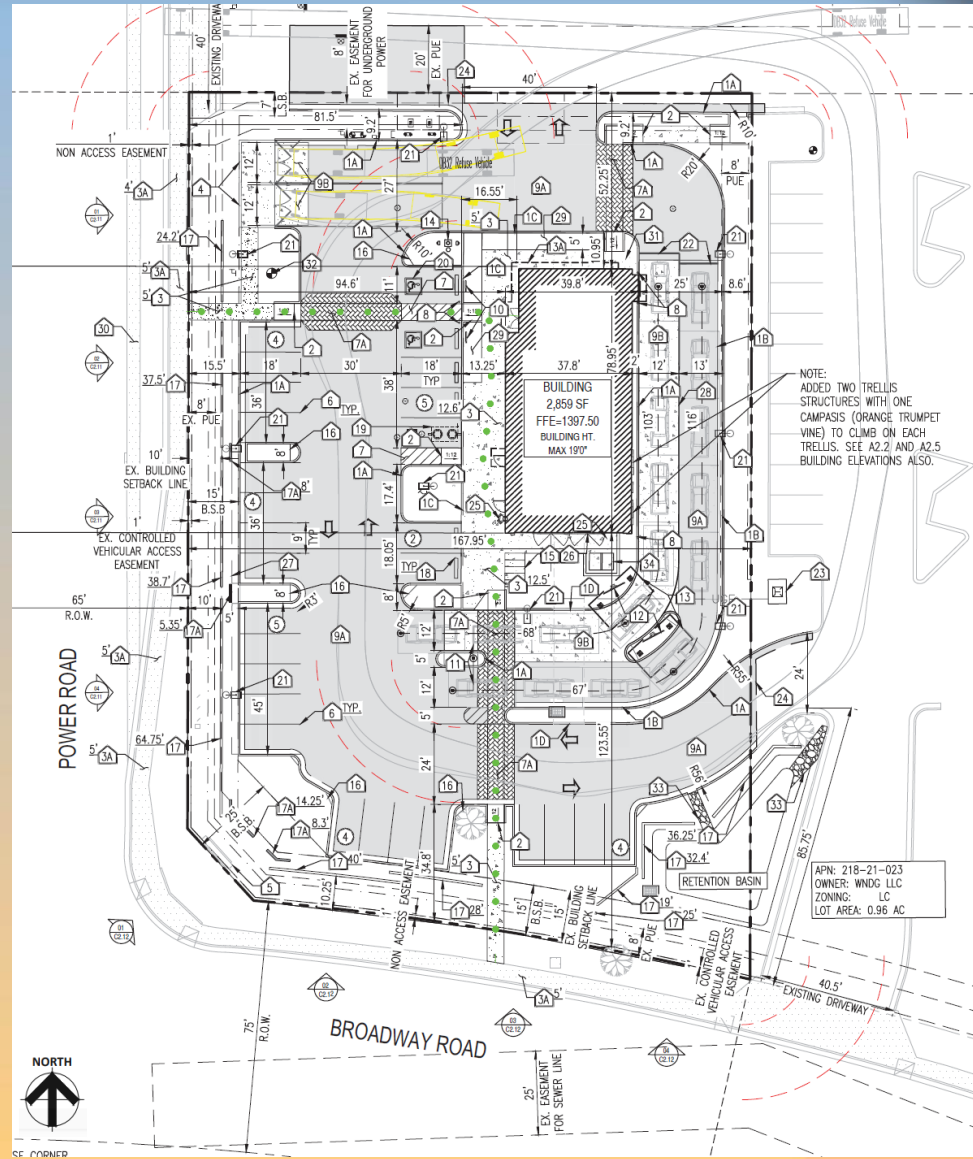


Looking north towards the site from
Broadway Road



Site Plan
























- Raze existing bank building and redevelop the site with a 2,859 sq. ft. restaurant with a drive-thru facility
- Access from Power Road and Broadway Road
- 28 parking spaces required; 28 spaces proposed

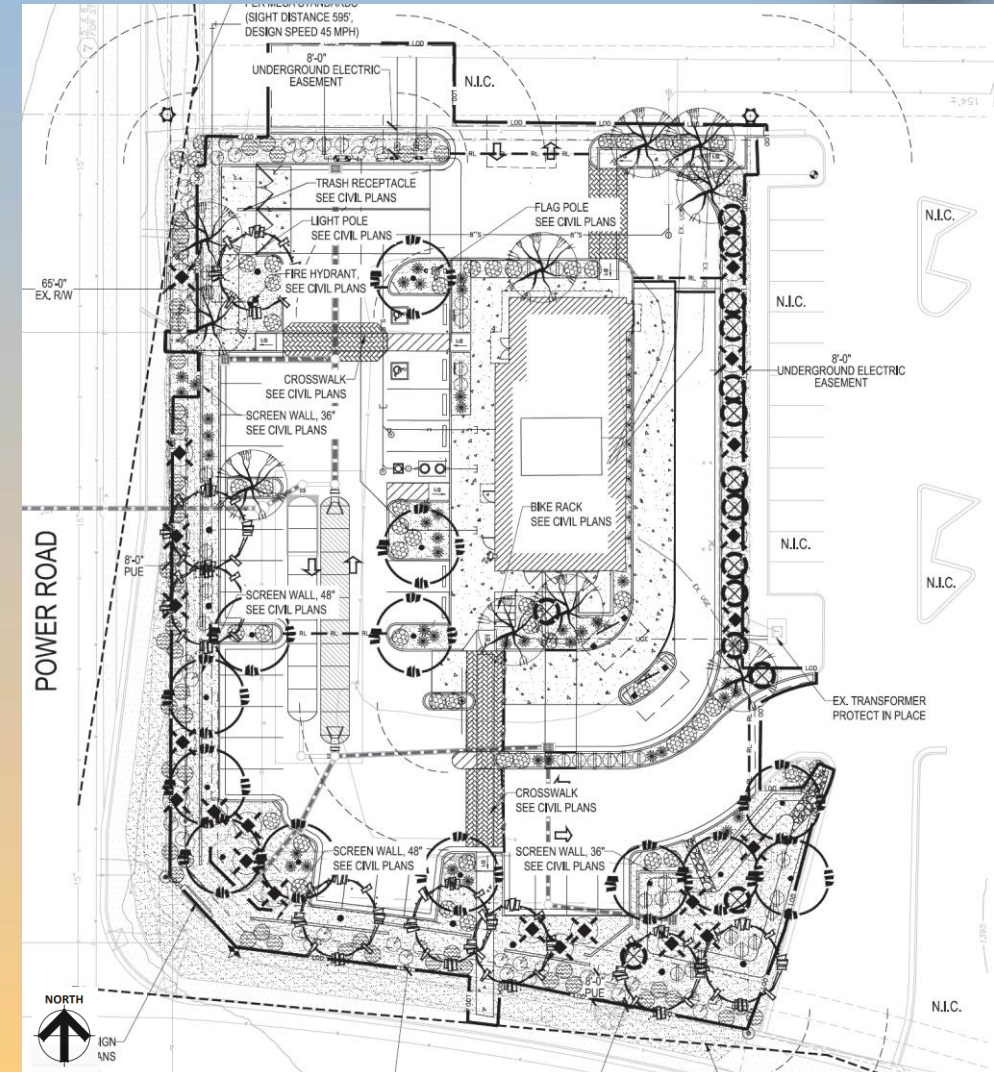




Landscape Plan

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Parkinsonia x 'Desert Museum'	24" Box	**SF = 50	10
 Desert Museum Palo Brea		*ADWR	
Caliper Size: 1.5"			
 Prosopis juliflora	36" Box	**SF = 50	13
 Arizona Native Mesquite		*ADWR	
Caliper Size: 2.0"			
 Acacia salicina	24" Box	**SF = 100	8
 Willow Acacia		*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS / VINES			QTY
 Lantana 'New Gold'	5 Gallon	**SF = 25	55
 New Gold Trailing Lantana	can full	*ADWR	
 Lantana montevidensis	5 Gallon	**SF = 25	49
 Purple Trailing Lantana	can full	*ADWR	
 Campsis radicans	5 Gallon		12
 Trumpet Creeper	can full	*ADWR	
SHRUBS / ACCENTS			QTY
 Hesperaloe parviflora	5 Gallon	**SF = 25	43
 Red Yucca	can full	*ADWR	
 Ruellia peninsularis	5 Gallon	**SF = 25	34
 Baja Ruellia	can full	*ADWR	
 Bougainvillea gl. v. 'La Jolla'	5 Gallon	**SF = 25	22
 La Jolla Bougainvillea	can full	*ADWR	
 Muhlenbergia rigida 'Nashville'	5 Gallon	**SF = 5	37
 Nashville Muhly Grass	can full	*ADWR	
 Leucophyllum langmaniae	5 Gallon	**SF = 25	15
 Langman's Sage	can full	*ADWR	
LANDSCAPE MATERIALS			QTY
 Decomposed Granite. Match existing size and color			17,250
2" deep in planting areas per plan.			s.f.





Renderings





Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





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 recommends Approval with Conditions



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