



City Council ZON24-00745

Mary Kopaskie-Brown, Planning Director

December 9, 2024
1



Request

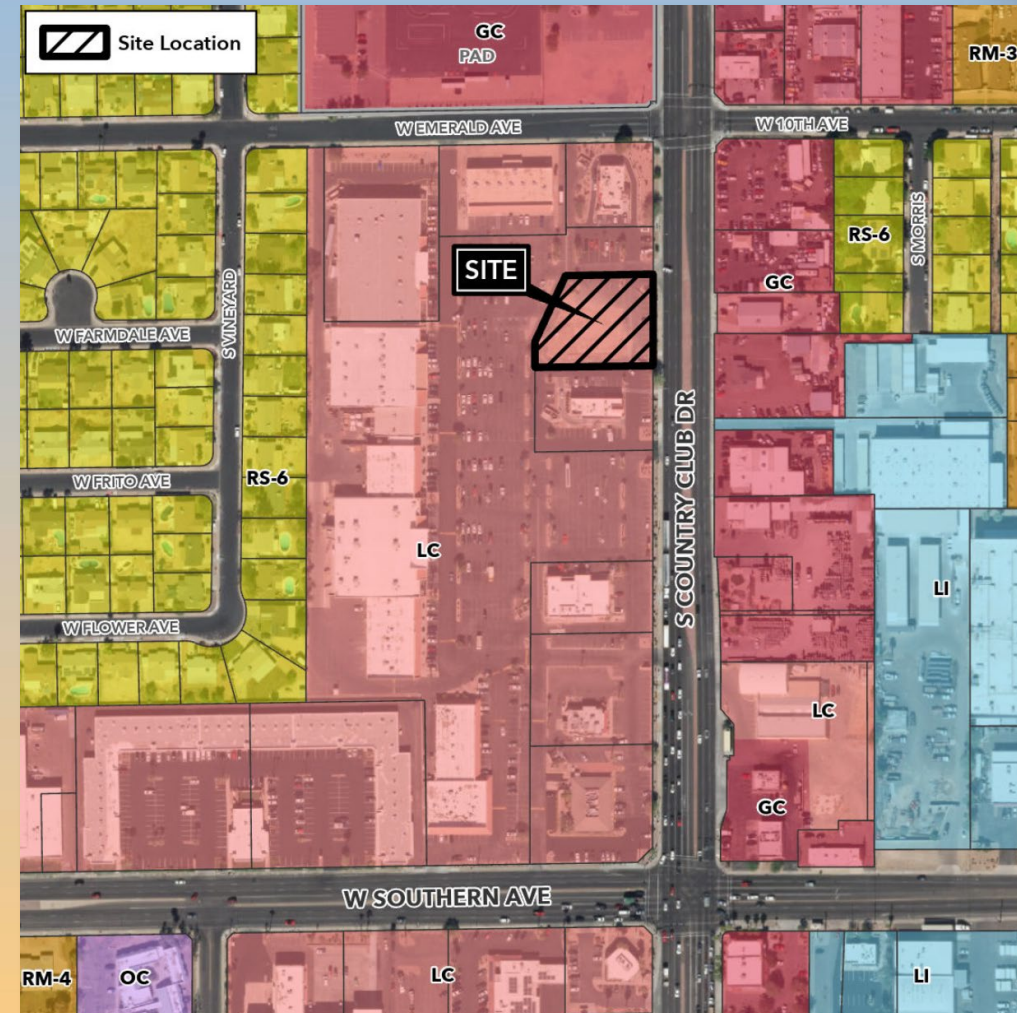
- Major Site Plan Modification
- To allow development of a Limited-Service Restaurant and Drive Thru





Location

- North of Southern Ave
- West of Country Club Drive

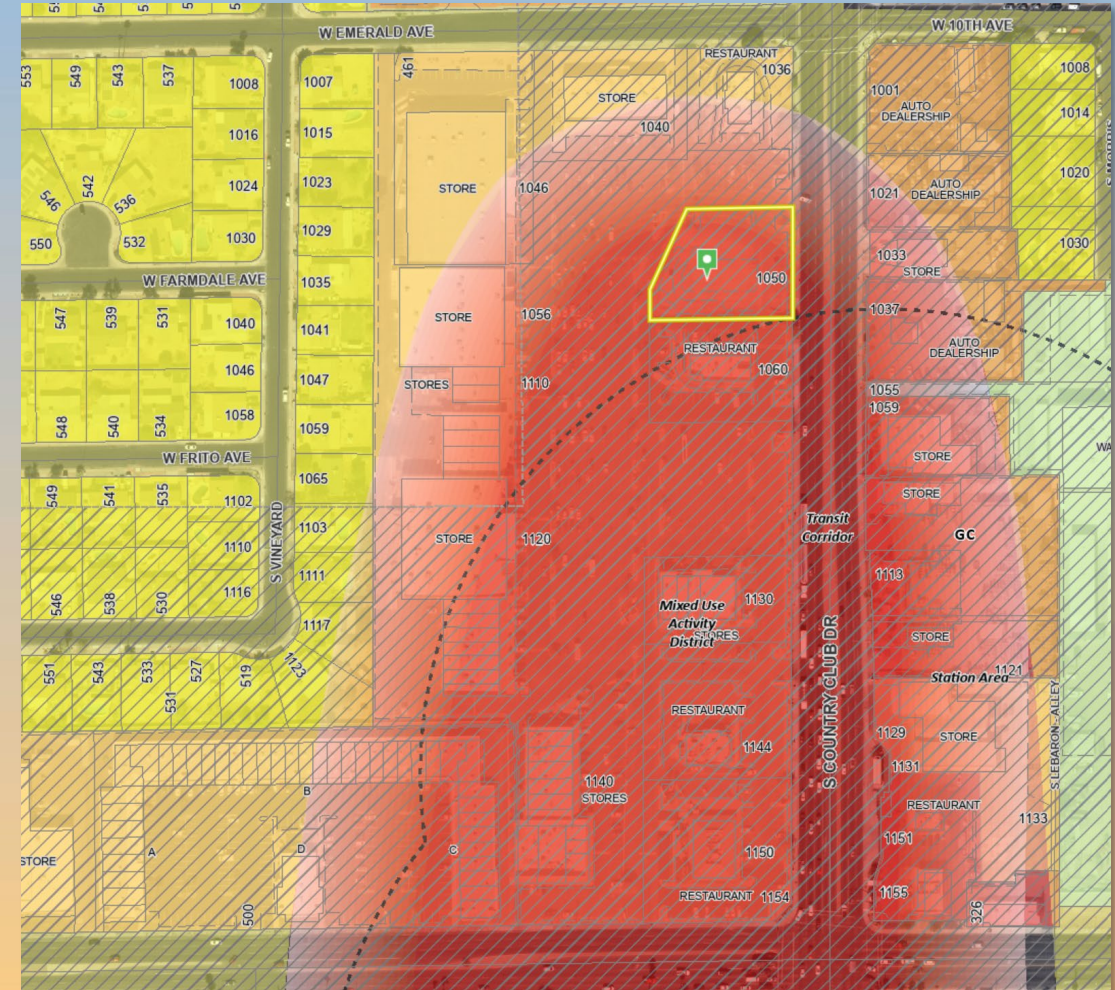




General Plan

Mixed Use Activity District

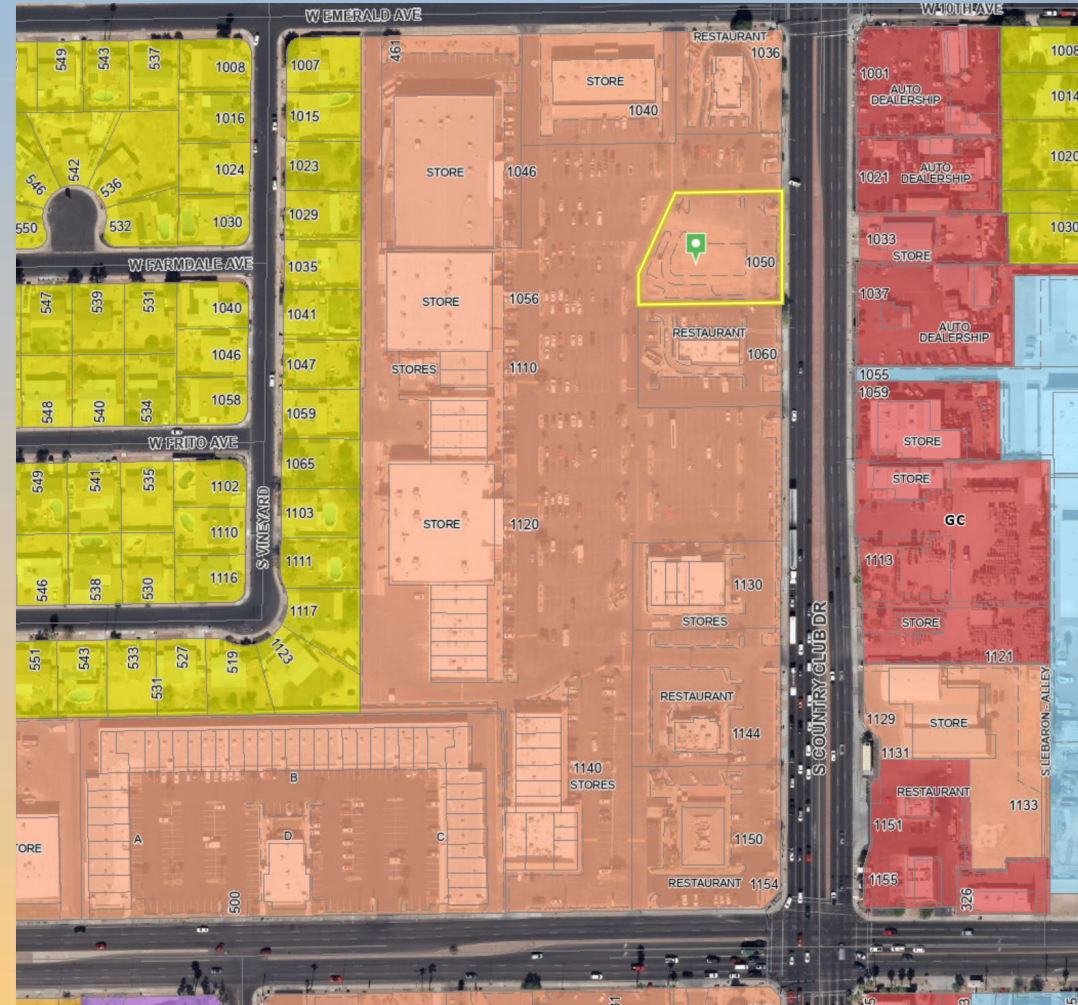
- Strong and viable centers of commercial activity





Zoning

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





Site Photos

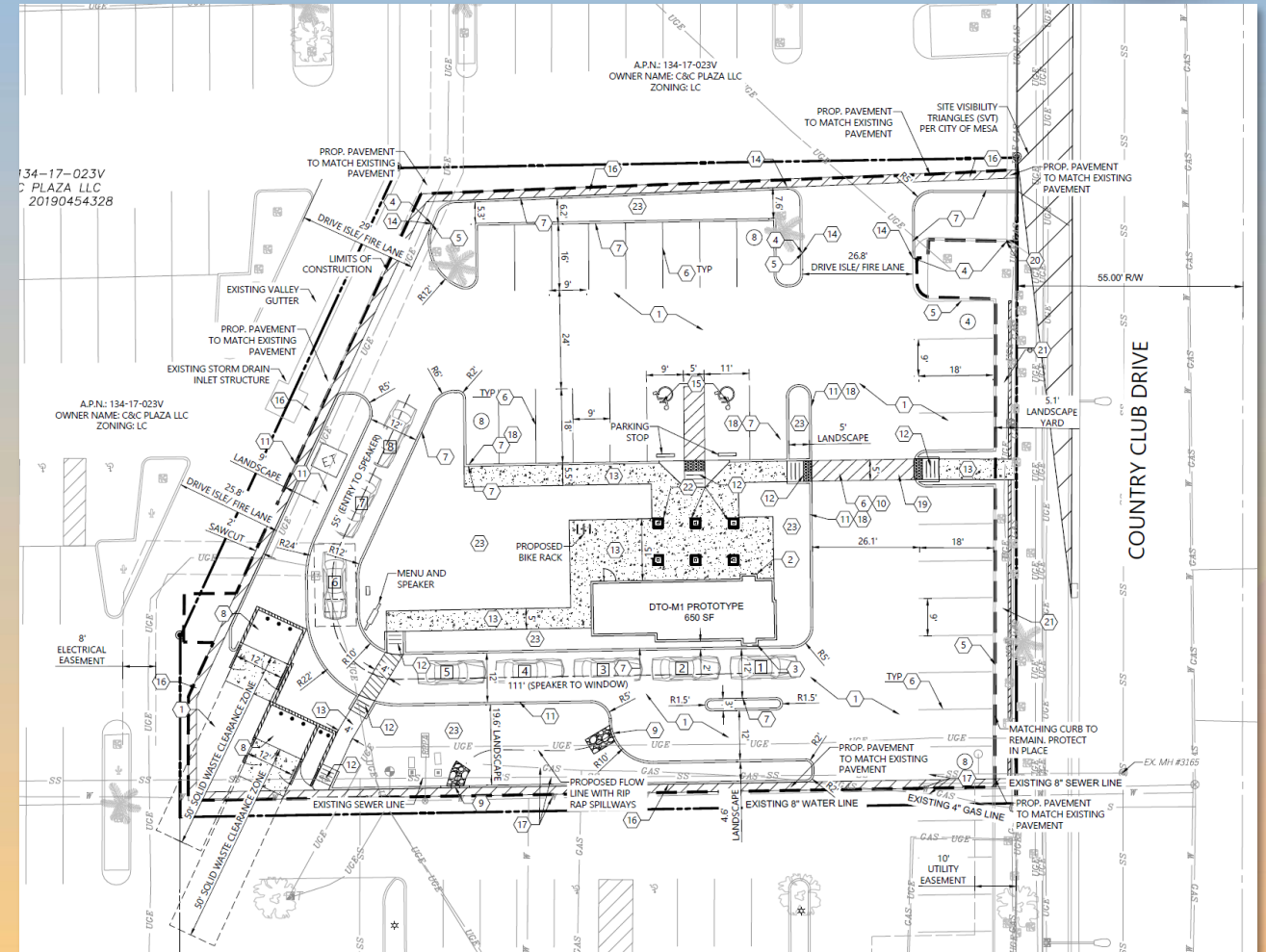


Looking west from Country Club Drive



Site Plan

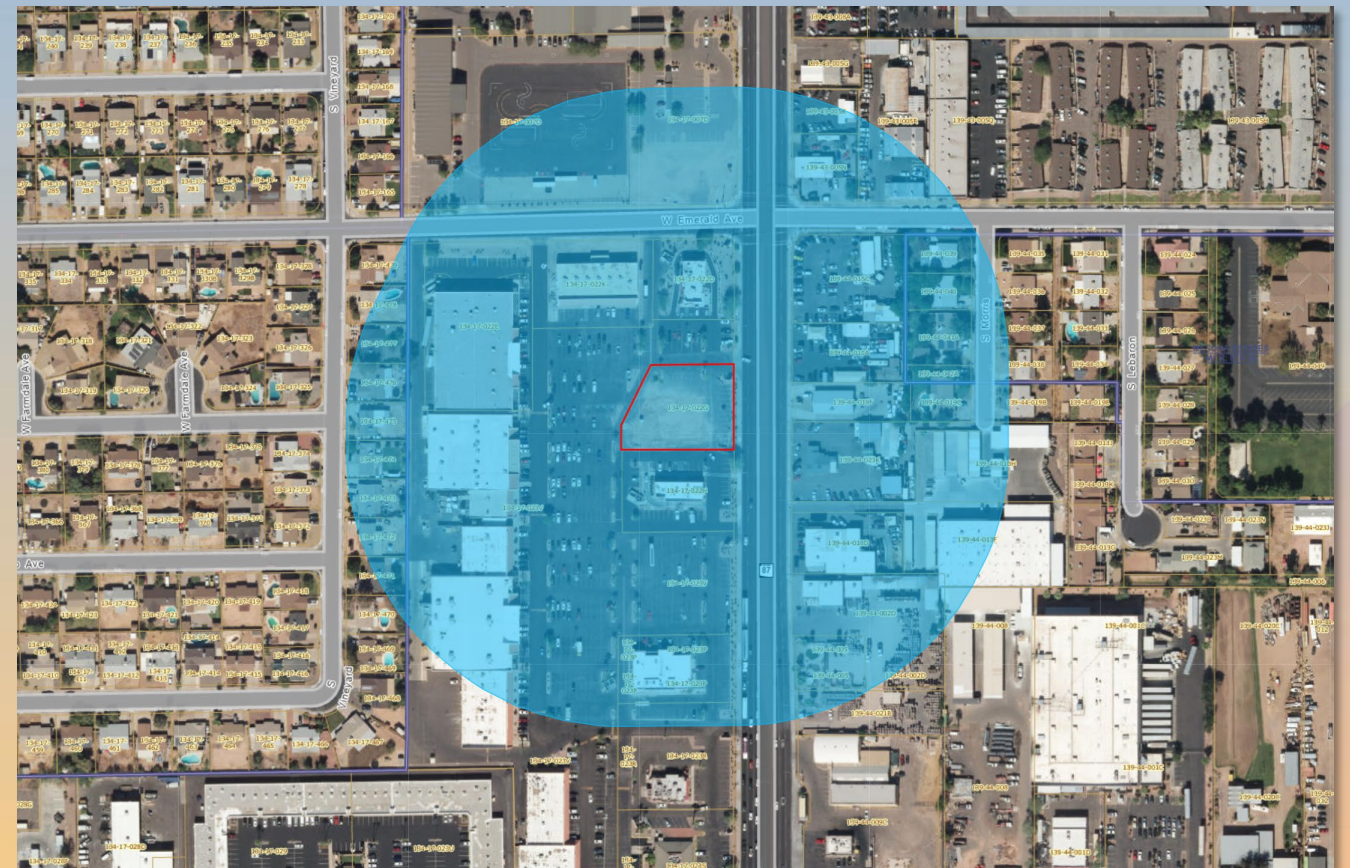
- 650 sq. ft. building with
- 1,200 sq. ft. outdoor patio
- 28 provided parking spaces





Citizen Participation

- Notified property owners within 500 feet
- Staff has received no correspondence regarding the proposed use.





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions

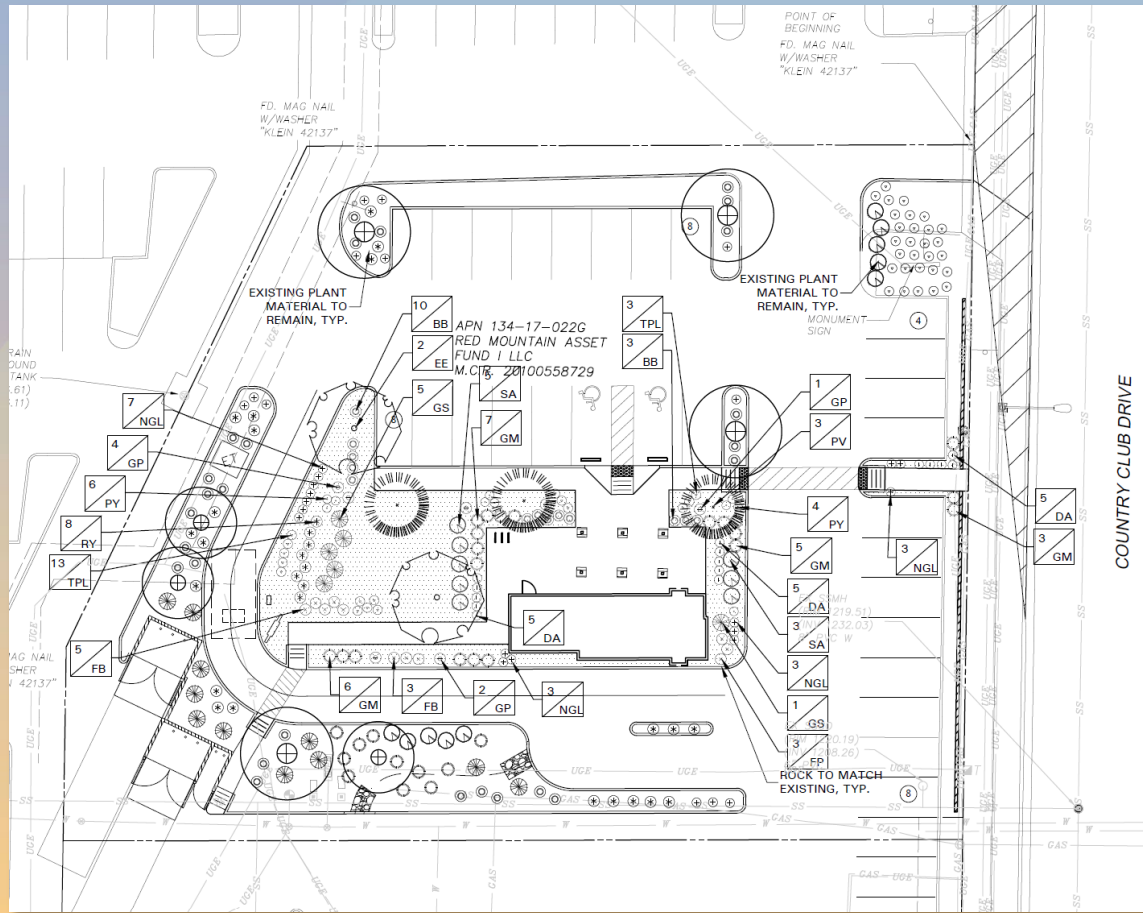
Planning and Zoning Board recommends Approval with Conditions (7-0)



mesa·az



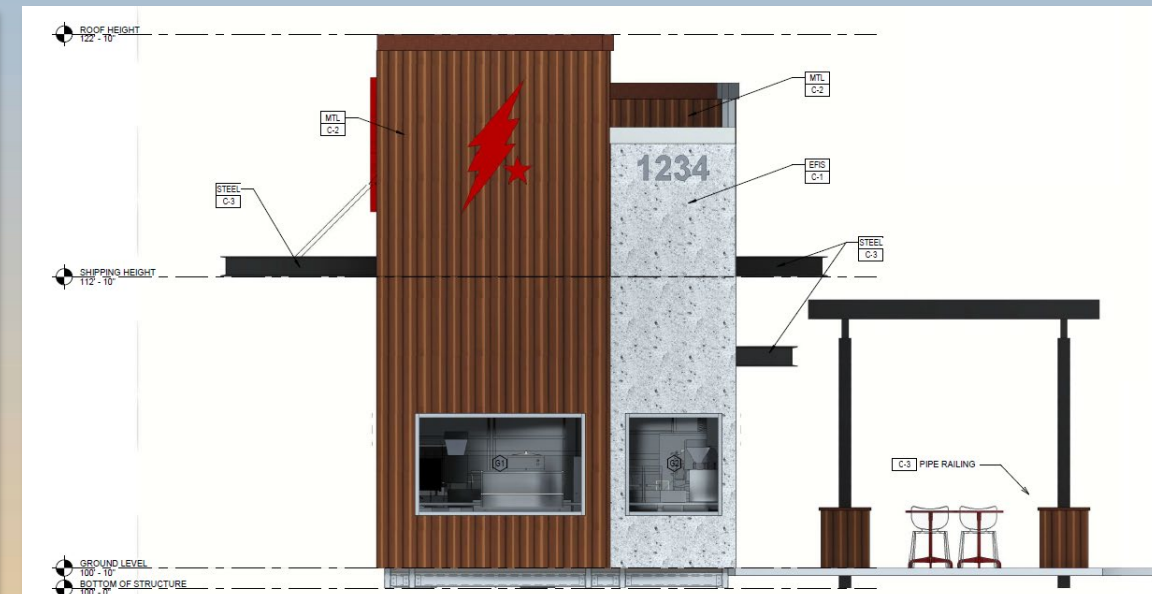
Landscape Plan



PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
3	EE	Chinese Evergreen Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4' spread, matching
3	PV	Desert Palo Verde	<i>Parkinsonia X 'Desert Museum'</i>	24" tree box	10' ht., 3' spread, matching
SHRUBS					
13	BB	Blue Bells	<i>Eremophila hygrophana</i>	5 gal.	full, 30" o.c.
15	DA	Damianita	<i>Chrysactina mexicana</i>	5 gal.	full, 24" o.c.
21	GM	Gulf Muhly 'Regal Mist'	<i>Muhlenbergia capillaris 'Regal Mist'</i>	3 gal.	full, 30" o.c.
7	GP	Gopher Plant	<i>Euphorbia rigida</i>	5 gal.	full, 18" sprd, 30" o.c.
6	GS	Gold Star	<i>Tecoma stans x Gold Star</i>	5 gal.	full, 24" sprd, 48" o.c.
11	FB	Texas Firecracker Bush	<i>Hamelia patens Sierra Red™</i>	5 gal.	full, 30" o.c.
10	PY	Pale Leaf Yucca	<i>Yucca pallida</i>	5 gal.	full, 24" o.c.
8	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora 'PERPA' Brakelights® PP# 21729</i>	5 gal.	full, 24" sprd, 30" o.c.
8	SA	Sierra Apricot	<i>Tecoma stans x Sierra Apricot</i>	5 gal.	full, 24" sprd, 40" o.c.
GROUNDCOVER/VINES/GRASS					
16	NGL	New Gold Lantana	<i>Lantana x hybrida 'New Gold'</i>	1 gal.	full, 24" o.c.
16	TPL	Trailing Purple Lantana	<i>Lantana montevidensis</i>	1 gal.	full, 18" o.c.
		Rock Mulch (Rose)			match existing



Elevations

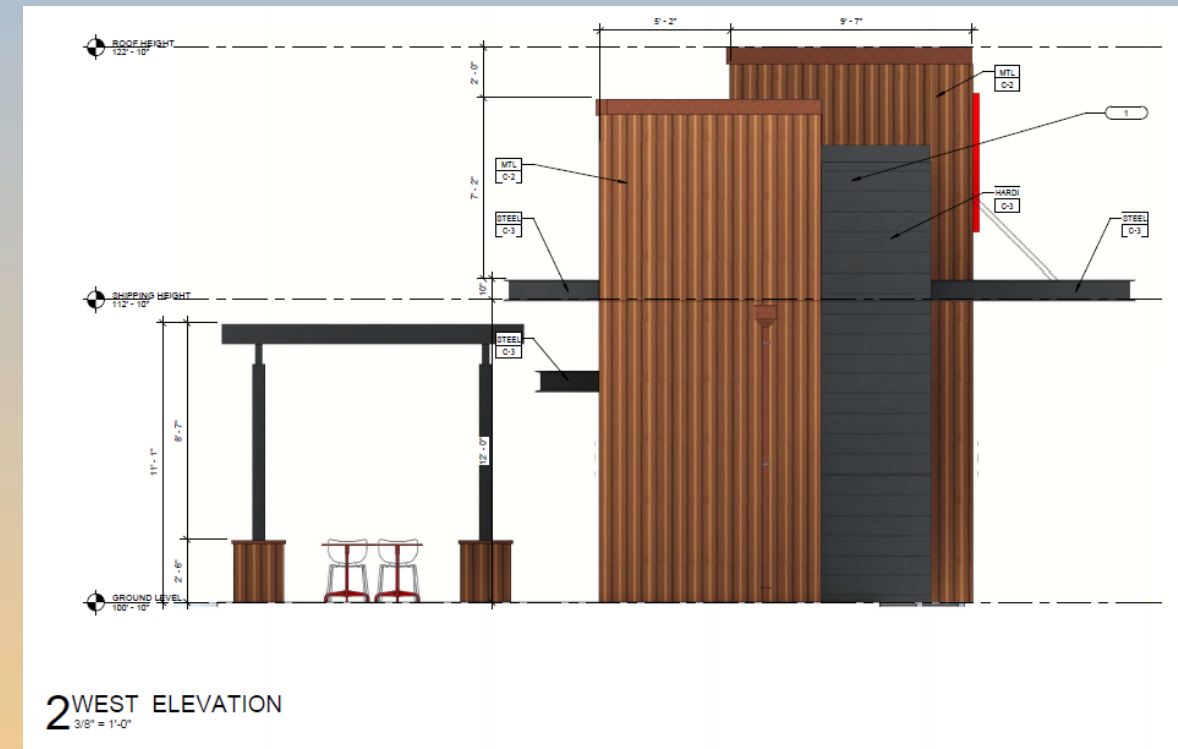


1 NORTH ELEVATION
3/8" = 1'-0"

2 EAST ELEVATION
3/8" = 1'-0"



Elevations





Renderings





Renderings



1 CANOPY PERSPECTIVE

AREA COVERED BY
CANOPY= 288 SF