



# City Council

## ZON25-00309

Mary Kopaskie-Brown, Planning Director  
Evan Balmer, Assistant Planning Director

December 8, 2025  
1



# Request

- Major Site Plan Modification within Avalon Ranch
- Amending a prior condition of approval
- To allow for changes to an approved drive-thru facility to accommodate a coffee shop with a drive-thru

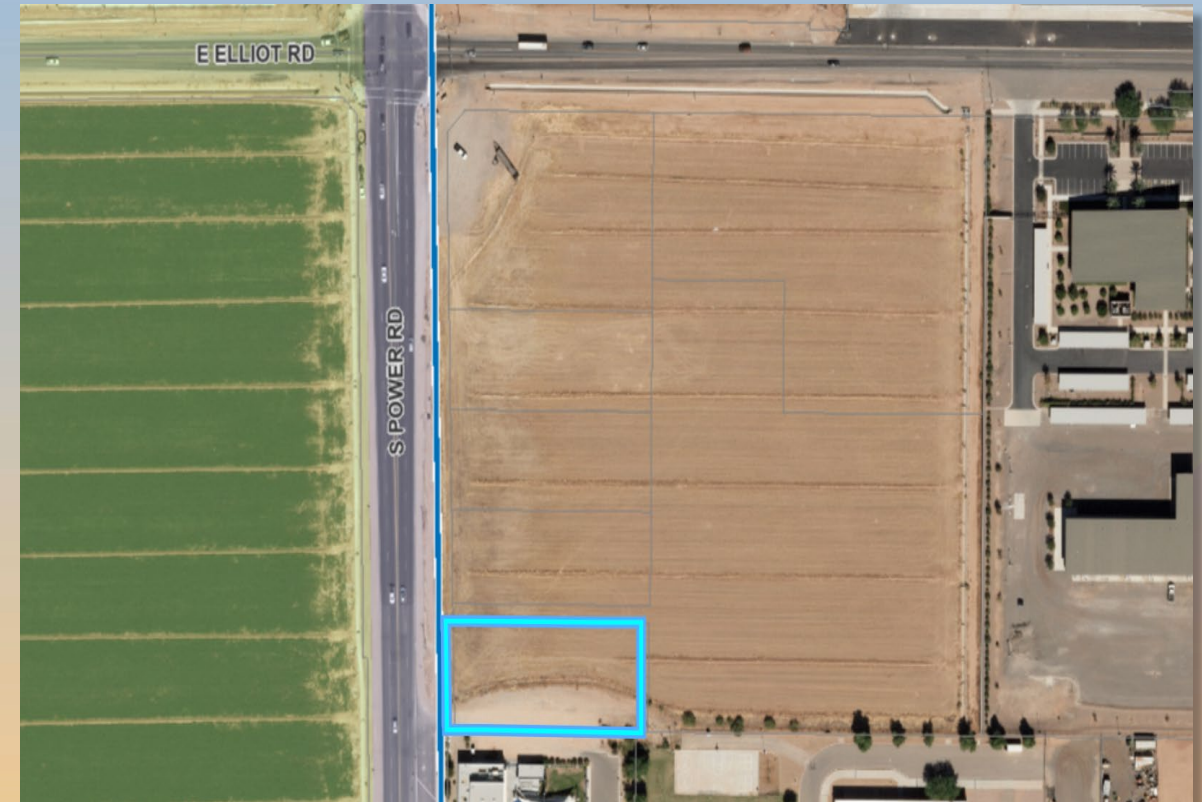






# Location

- Avalon Ranch
  - South of Elliot Road
  - East of Power Road
- Site Specific
  - Southwest corner of the Avalon Ranch development

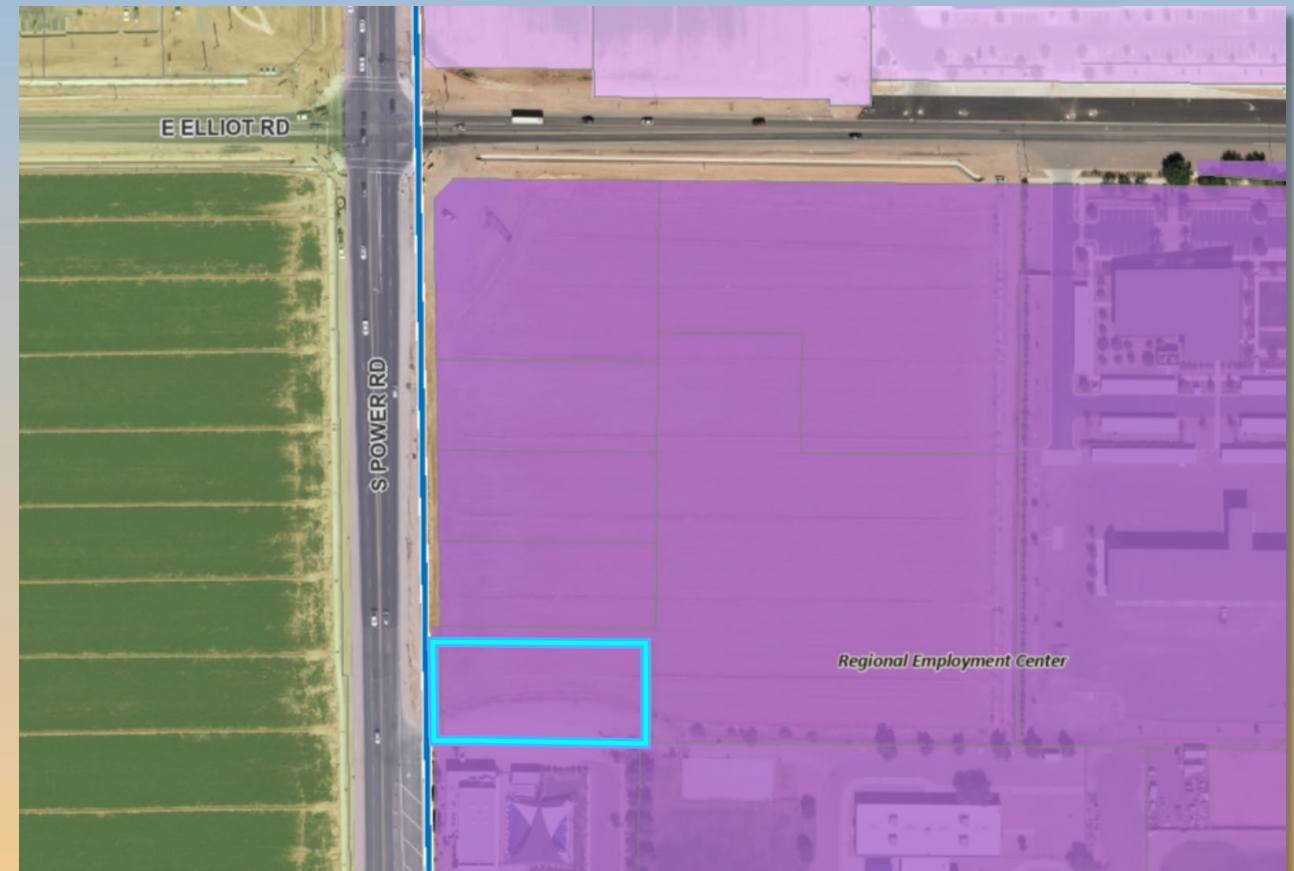




# General Plan

## Regional Employment Center

- Master Planned Cohesive Developments
- Exhibit High-quality Design
- Ample Landscaping, Open Space, and Amenities

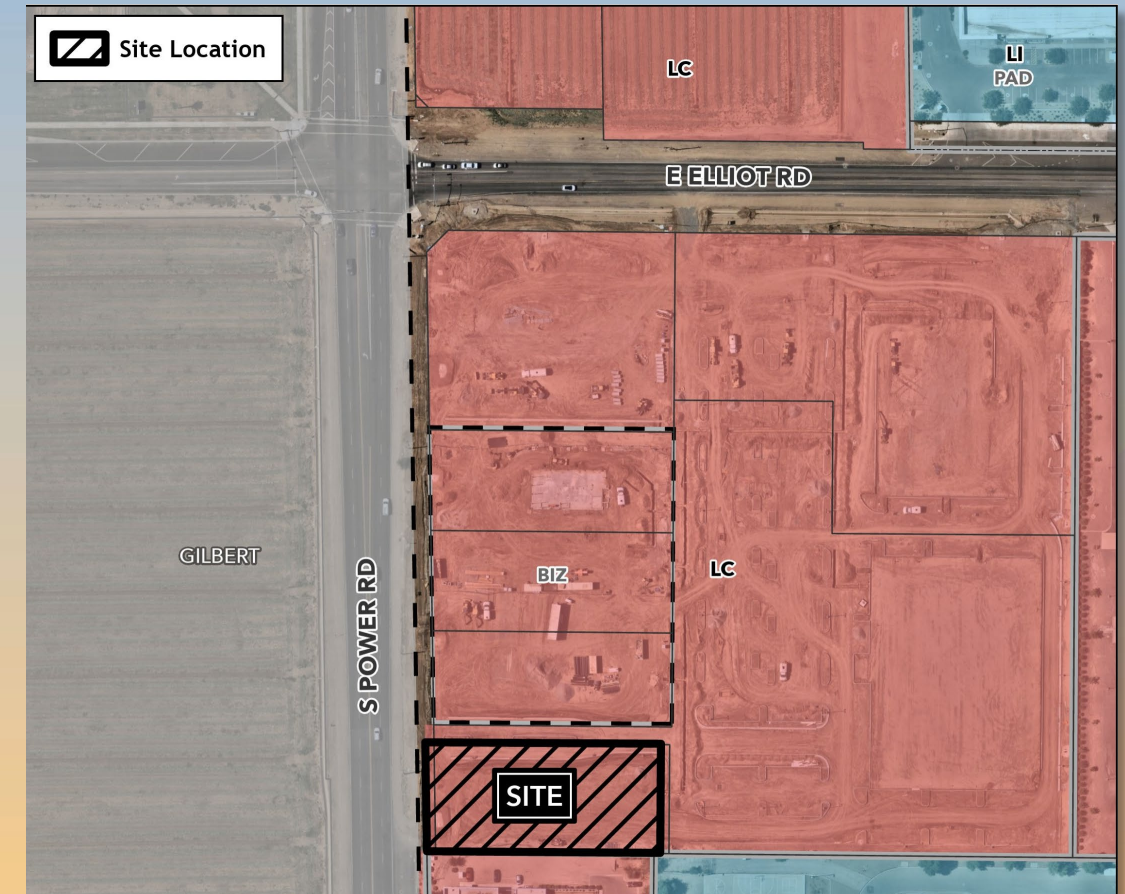






# Zoning

- Limited Commercial (LC)







# Site Photos



Looking southeast towards the site



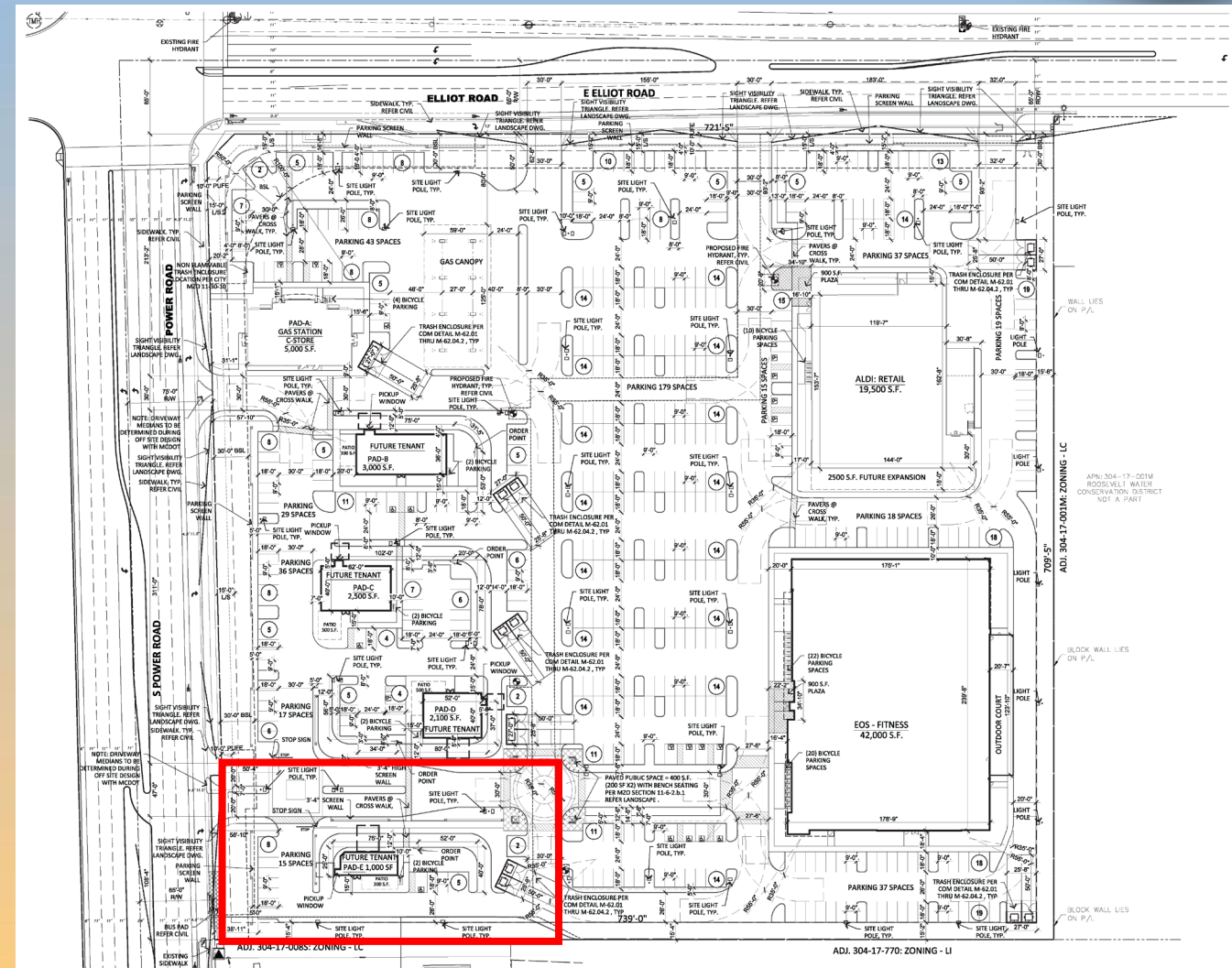
Looking northeast towards the site





# Site Plan

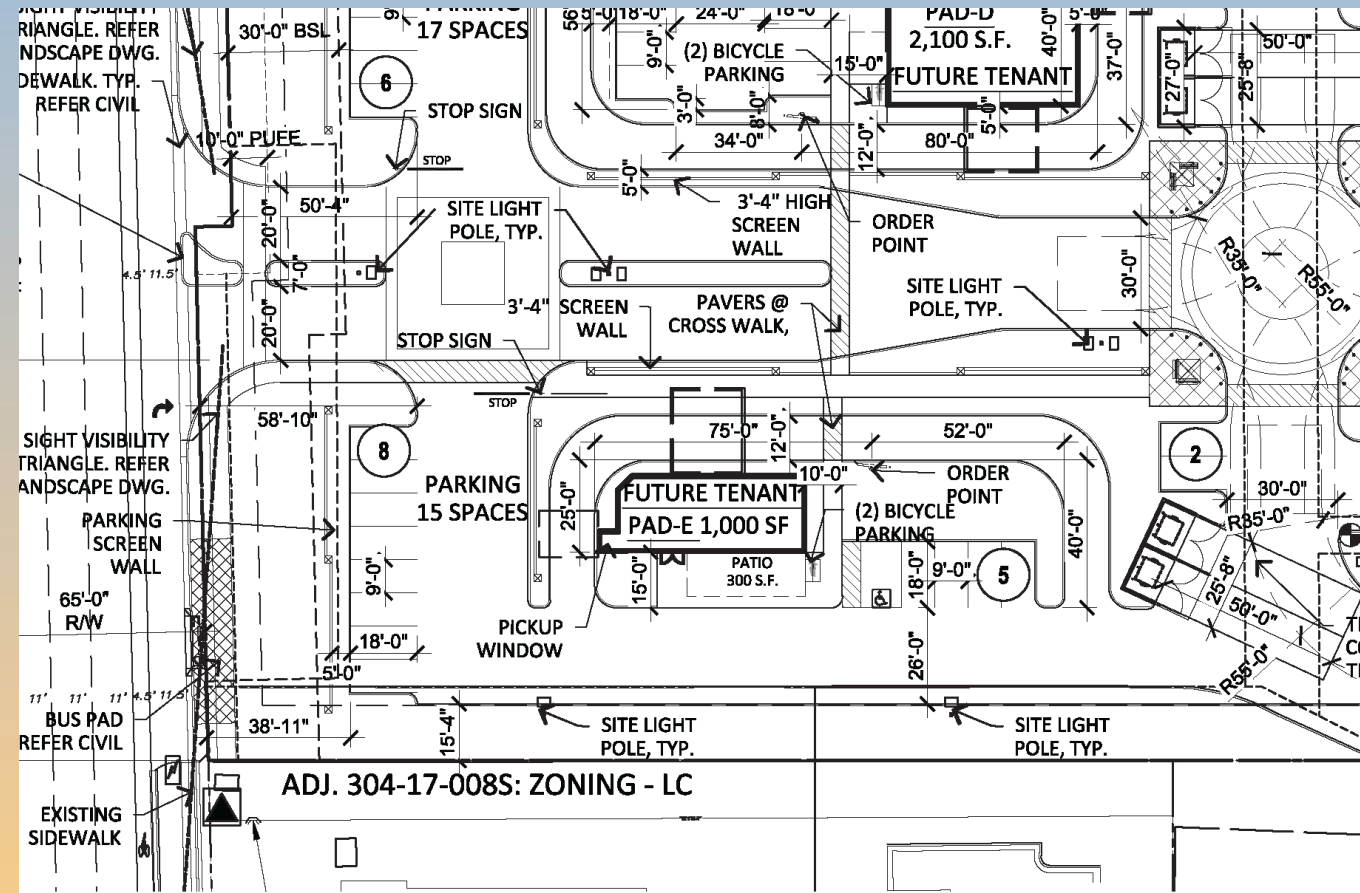
- Approved Master Site Plan – Avalon Ranch





# Approved Site Plan

- 1 commercial building
- 1,000 total sq. ft.
- Single lane Drive-thru
- 15 parking spots provided
- Full ingress/egress via the northwest and southeast

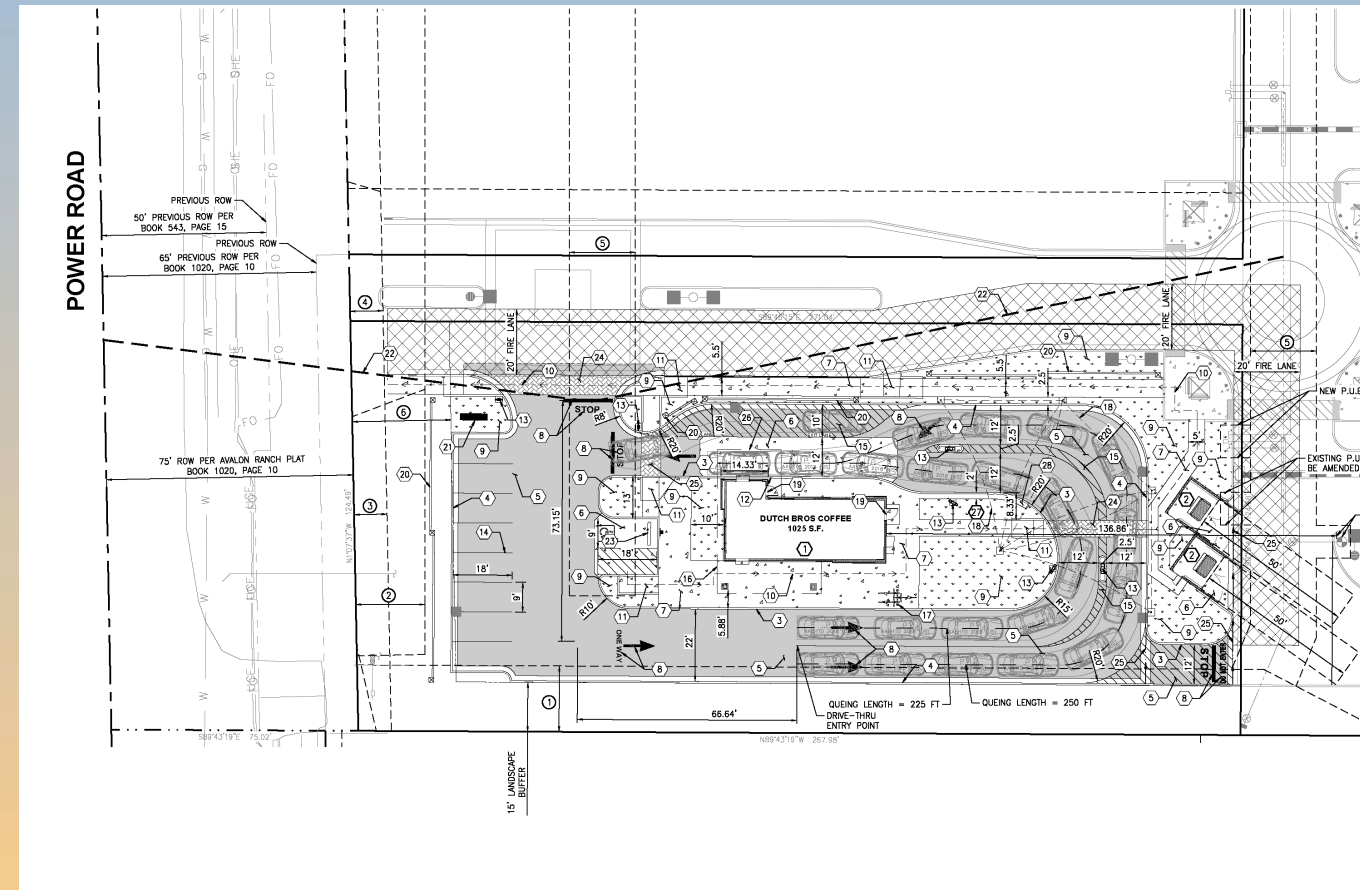






# Proposed Site Plan

- 1 commercial building
- 1,025 total sq. ft.
- Dual Drive-thru lanes proposed
- 9 parking spots provided
- Southeastern ingress removed





# Renderings



WALK-UP WINDOW VIEW



DRIVE THRU WINDOW VIEW FROM SHADE STRUCTURE



BUILDING FRONT VIEW FROM PARKING



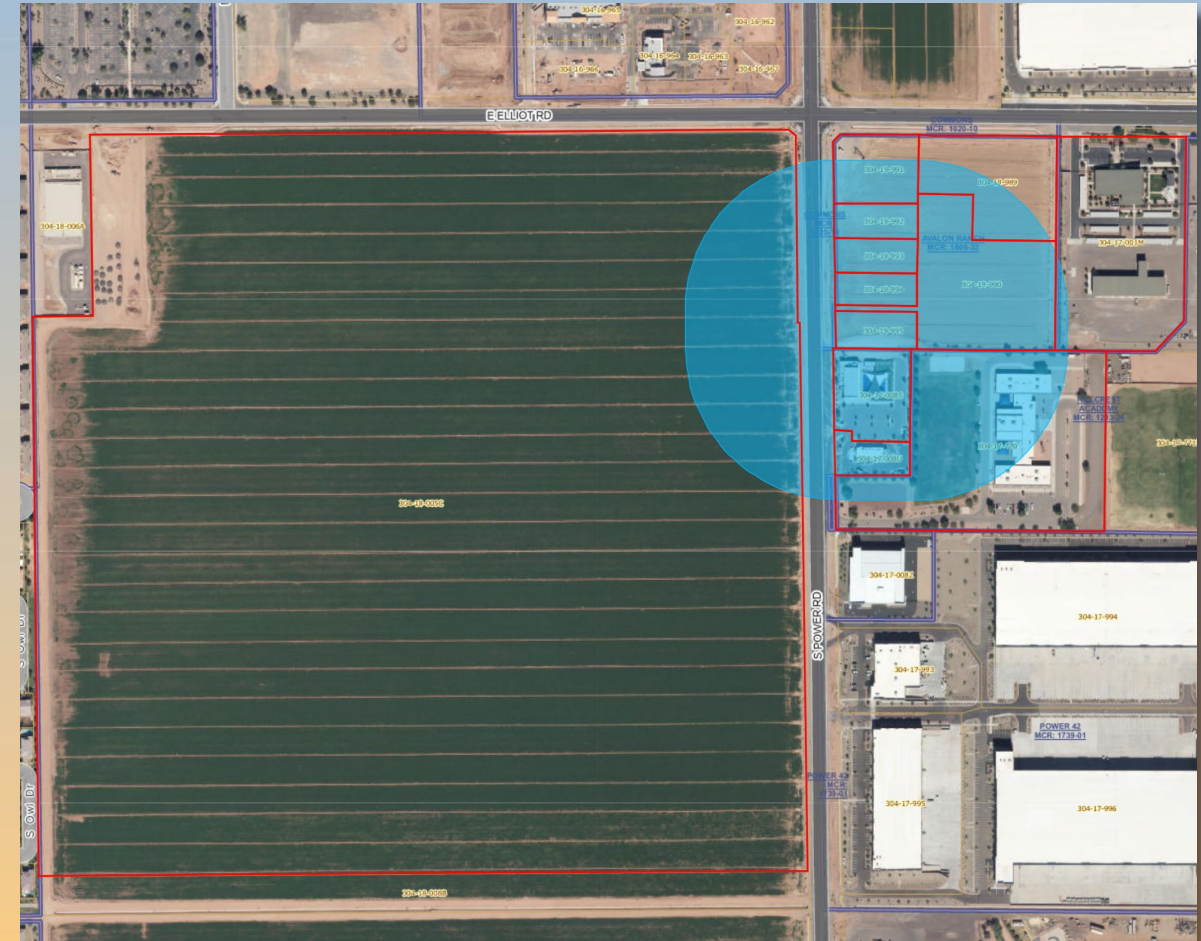
DRIVE THRU ENTRANCE VIEW





# Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhoods
- Staff have not received any feedback at this time





# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Satisfies the review criteria for Site Plan Review in section 11-69-5

***Staff recommend Approval with Conditions  
Planning and Zoning Board recommends Approval with Conditions (5-0)***



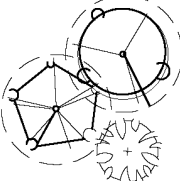










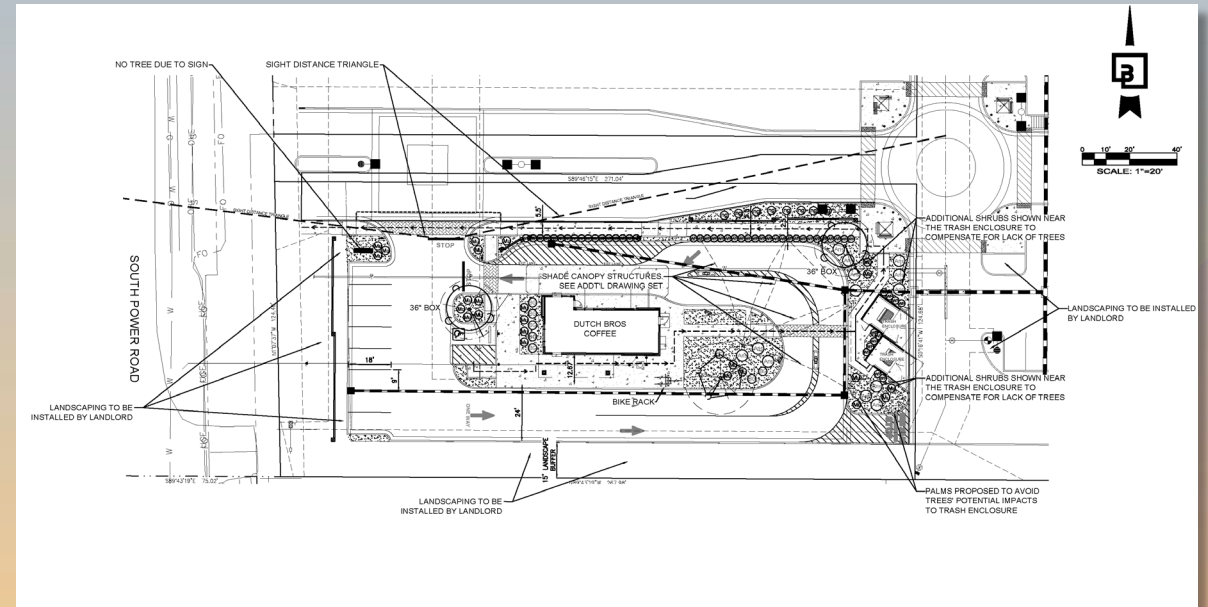
mesa·az



# Landscape Plan

## PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	QUANTITY	REMARKS	MATURE HEIGHT / WIDTH CANOPY SQ FT PER TREE
<b>TREES:</b>					
	OLEA EUROPAEA 'MONIER' / 'MAJESTIC BEAUTY' FRUITLESS OLIVE	36" BOX	2	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	25'-30' x 25' 490 SQ FT
	PISTACHE x 'RED PUSH' / PISTACHE	24" BOX	1	STAKE & GUY ONE GROWING SEASON; SINGLE UN-CUT TRUNK, FULL AND MATCHING	30'-45' x 30'-45' 706 SQ FT
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10' BTH*	2	STAKE & GUY ONE GROWING SEASON	60'-100' x 10'-15' 175 SQ FT
*BTH: BROWN TRUNK HEIGHT					
<b>SHRUBS:</b>					
	ARISTIDA PURPUREA / PURPLE THREE-AWN	5-GALLON	8	FULL AND MATCHING	
	BOUTELOUA GRACILIS / BLUE GRAMA	5-GALLON	8	FULL AND MATCHING	
	LANTANA x 'NEW GOLD' / LANTANA	1-GALLON	8	FULL AND MATCHING	
	MUHLENBERGIA CAPILLARIS / 'REGAL MIST' MUHLY GRASS	5-GALLON	18	FULL AND MATCHING	
	RUELLIA PENNINSULARIS / WILD PETUNIA INSTALL 36" ON-CENTER	36" HT.	52	FULL AND MATCHING; PRUNE AS HEDGE TO SCREEN DRIVE-THRU	
<b>MULCH:</b>					
1/2-INCH SCREENED DECOMPOSED GRANITE, 'EXPRESS CARAMEL' COLOR AT 2" DEPTH. INSTALL OVER WEED BARRIER FABRIC. STAPLE FABRIC AT ENDS, MINIMUM 3 STAPLES. STAPLE FABRIC AT SIDES, MAXIMUM 48" ON-CENTER					
					
<b>LANDSCAPING SHOWN ON THIS PLAN WILL BE INSTALLED BY TENANT</b>					
ALL PROPOSED PLANT MATERIAL SHALL BE IRRIGATED BY A WATER-WISE IRRIGATION SYSTEM					







**1D COVERAGE RATIO**

ID	COVERAGE RATIO
1A	377 S.F. 37%
1B	201 S.F. 20%
2	253 S.F. 25%
3	142 S.F. 14%
4	40 S.F. 4%

**2 NORTH ELEVATION - WALK-UP WINDOW**  
SCALE: 1/4" = 1'-0"

**3 SOUTH ELEVATION - DRIVE-THRU WINDOW**  
SCALE: 1/4" = 1'-0"

**4 EAST ELEVATION - FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**5 WEST ELEVATION - REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**6 COVERAGE RATIO**

ID	COVERAGE RATIO
1A	212 S.F. 36%
1B	115 S.F. 1%
2	220 S.F. 35%
3	11 S.F. 1%
4	78 S.F. 13%
6	16 S.F. 3%

**7 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**8 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**9 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**10 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**11 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**12 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**13 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**14 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**15 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**16 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**17 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**18 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**19 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**20 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**21 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**22 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%
3	80 S.F. 15%
4	66 S.F. 12%
6	16 S.F. 3%

**23 COVERAGE RATIO**

ID	COVERAGE RATIO
1B	264 S.F. 48%
2	121 S.F. 22%