

November 18, 2025

ARCHITECTURE | INTERIOR DESIGN | FOODSERVICE DESIGN

**JURISDICTION: City of Mesa**

Angie's Prime Grill 11130 - **IDG PN: 25-114**

**PROJECT ADDRESS: 10059 E Southern Ave., Mesa, AZ 85209**

**Project Description:**

The purpose of this application to the City of Mesa is to request a site plan review modification and design review approval to allow for a drive-through restaurant, which is an Angie's Prime. Stated differently, this is a request to change the existing permitted site plan and drive-through on the site to a different tenant use. Unfortunately, the prior tenant, Gravity Coffee, defaulted on its lease and a new lease has been signed by Angie's Prime, subject to obtaining the necessary approvals. This request, therefore, is an amendment to a previously approved project under DRB22-01053 and permitted for construction under PMT23-08691, including the amended civil permit that includes this site and all the civil water and sewer work for the properties on each side of this property under PMT23-08691, PMT24-05117, ROW23-06066, and ROW23-06067. Please note that all of the work on the previously approved civil approved plans, except the building pad and parking areas, were already completed and approved by City. Of note, Maricopa County has already approved the previously installed public sewer line to all this property and the adjacent properties.

The subject site is zoned Limited Commercial (LC) and the General Plan Designation is Regional Employment Center – Evolve. The site is approximately .69 acres in size and located on the south side of Southern Avenue, east of Crismon Road. No change to the zoning designation is proposed with this application and the proposed use is an allowed use in the LC zoning district.

Angie's Prime offers in-building dining, carry-out and drive-through services. There will be no exterior dining provided. The building is proposed to be a one-story restaurant of 1,691 ft.<sup>2</sup> with metal canopies above the storefront and doors and the drive through line will have the canopy above the pickup window. A remote steel canopy is also provided above the order speaker and menu board.

As noted above, the proposed site plan amendment consists of a modified site plan and a building elevation change to accommodate a single drive-through lane for Angie's Prime instead of two drive-through lanes as depicted on the permitted set of plans for Gravity Coffee. The proposed elevations for the new Angie's Prime building no longer have a sloped roof but do contain the original finishes in the same colors and materials as were on the approved set of plans. There are only minor changes to the civil plans arising because of the building moving west and the elimination of one of the drive-through lanes. Again, the existing shared drive and the utilities including the fire hydrant are already installed onto and around the site. The new Angie's Prime building and its use as a drive-through restaurant, are consistent with what has been previously approved.

The site will be accessed from a common access roadway connecting to existing driveways to the East and West. No additional public right-of-way is needed and no work in the public right-of-way is required for this project. Solid waste has approved a single trash enclosure for this site, per a conversation with Devon Clark on November 10, 2026, and it has been located on the eastern portion of the site, and to the north of the drive thru entrance so as not to block the entrance into the drive-through lane.

The entrance into the new single drive-through lane moved further south of where it was on the previously approved plan to adhere to the new drive thru Ordinance No. 5813 (MZO 11-31-18) and includes extended stacking distances thus exceeding the City's requirements for queuing.

A new onsite Circulation and Stacking Study has been completed and a copy has been provided to the Staff. The Study shows that the proposed use, with its accompanying site plan, meets or exceeds all of the requirements of Ordinance No. 5813, with the exception of the 50-foot separation from a cross drive as required by MZO 11-18-31(D)(1). Accordingly, Staff have asked that we request a modification to the stacking requirement under 11-31-18(D)(5), which allows the Planning Director to determine, based on an Onsite Circulation and Stacking Study, that the proposed modifications to the stacking requirements are sufficient to meet the demands of the development, including the traffic circulation, and stacking demands.

In addressing this situation, the Study clearly concludes that there will not be any overflow of cars onto: (i) the public streets, or (ii) into the adjacent cross access drive because of two factors, which are: (1) that the minimum 40-foot-long stacking distance between the order-placing box and the entry to a drive-thru lane has been increased to 94 feet, and (2) the current service times (or time in queue) for an Angie's Prime shows that there is sufficient space during peak business hours to keep all queuing within the drive through lane.

This proposed solution meets the intent of the Drive-Through Ordinance for the obvious reason that there will be no stacking into the on-site drives.

Please feel free to contact me should you have any questions regarding these modifications.

Respectfully Submitted,



Douglas L. Tener  
Principal