



BOA21-01078

Location

- 1050 Country Club Drive
- North of Southern Ave.
on the west side of
Country Club Drive

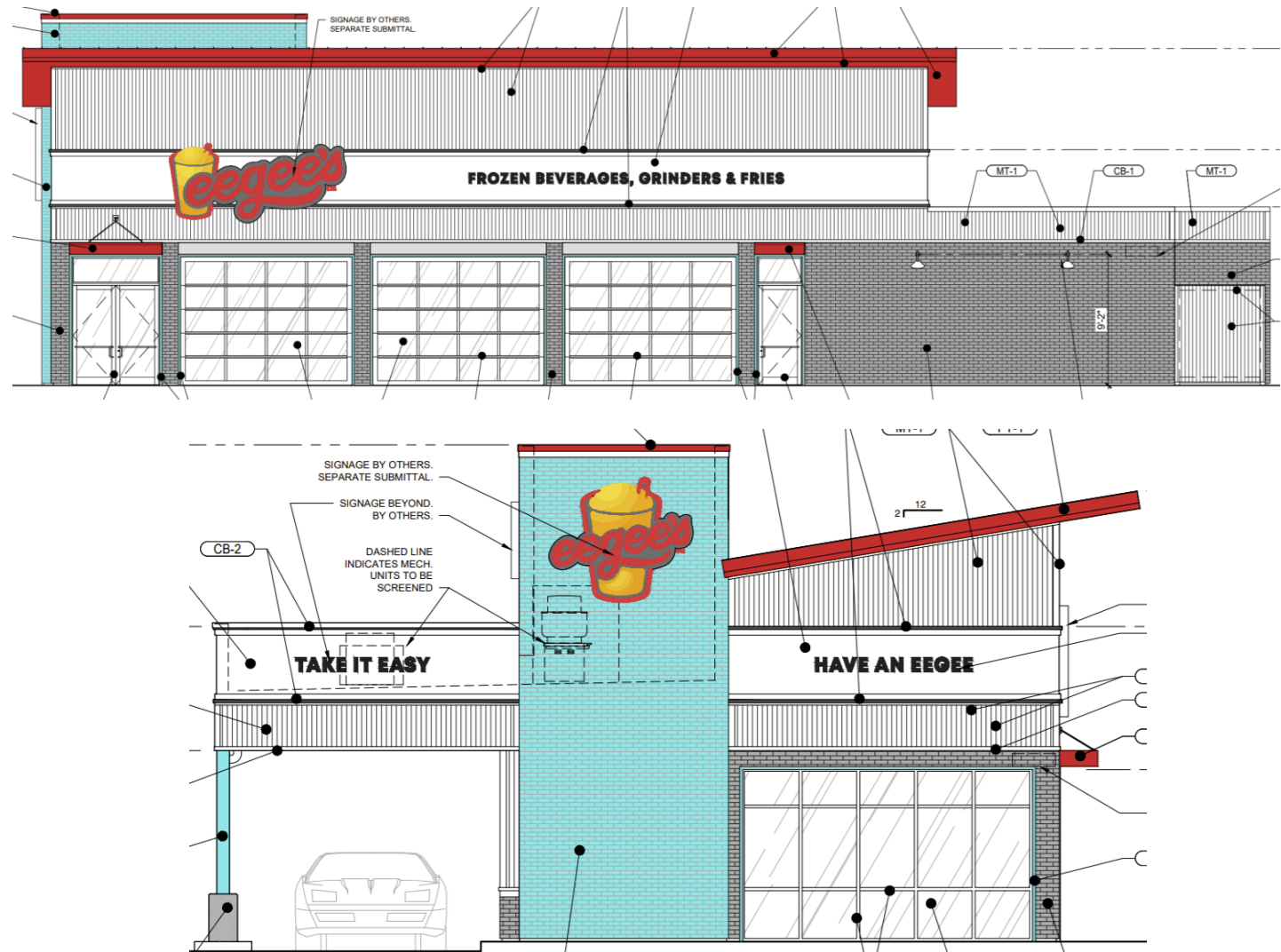


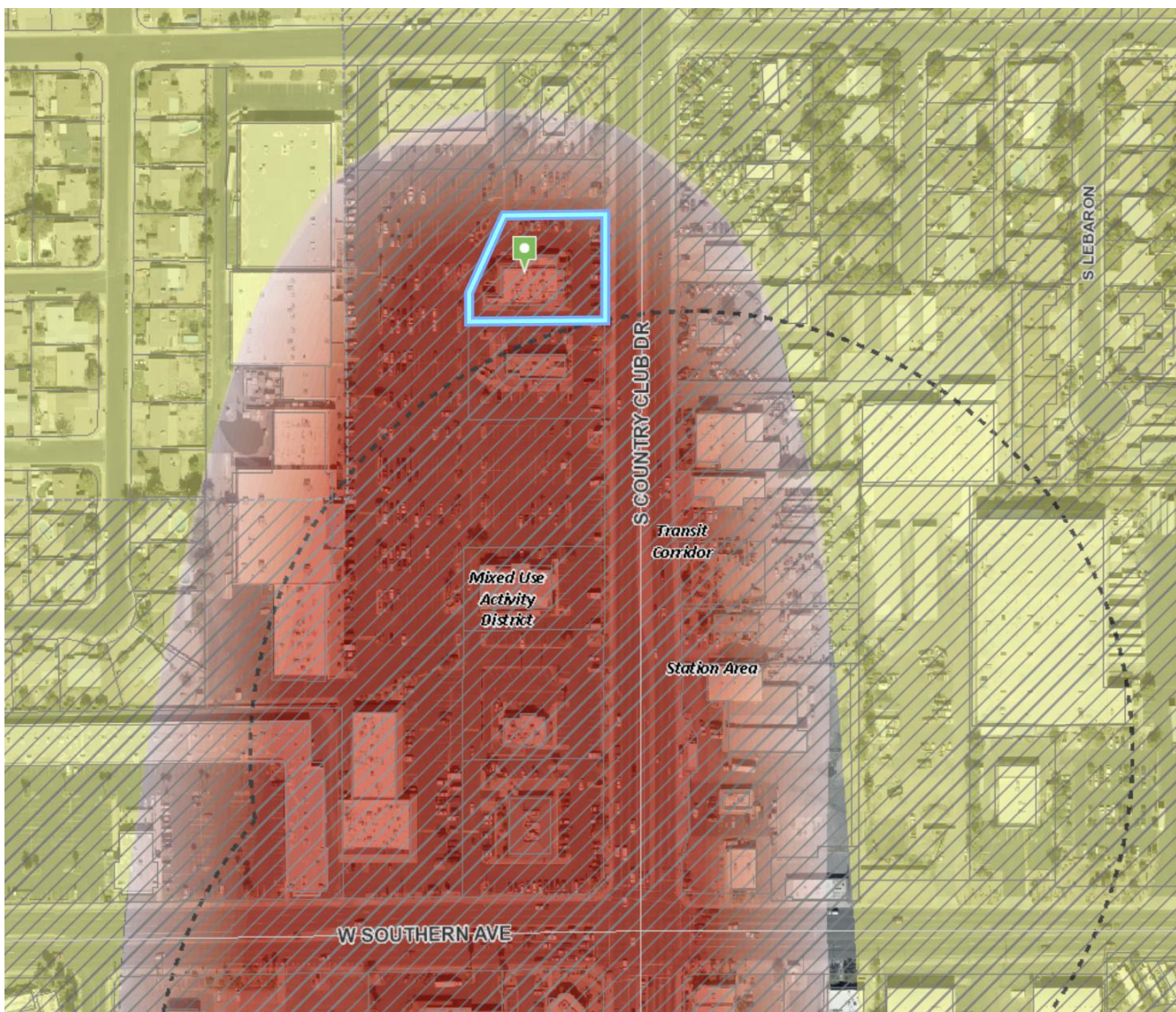
Request

- Substantial Conformance Improvement Permit (SCIP)

Purpose

- Development of a restaurant with a drive-thru





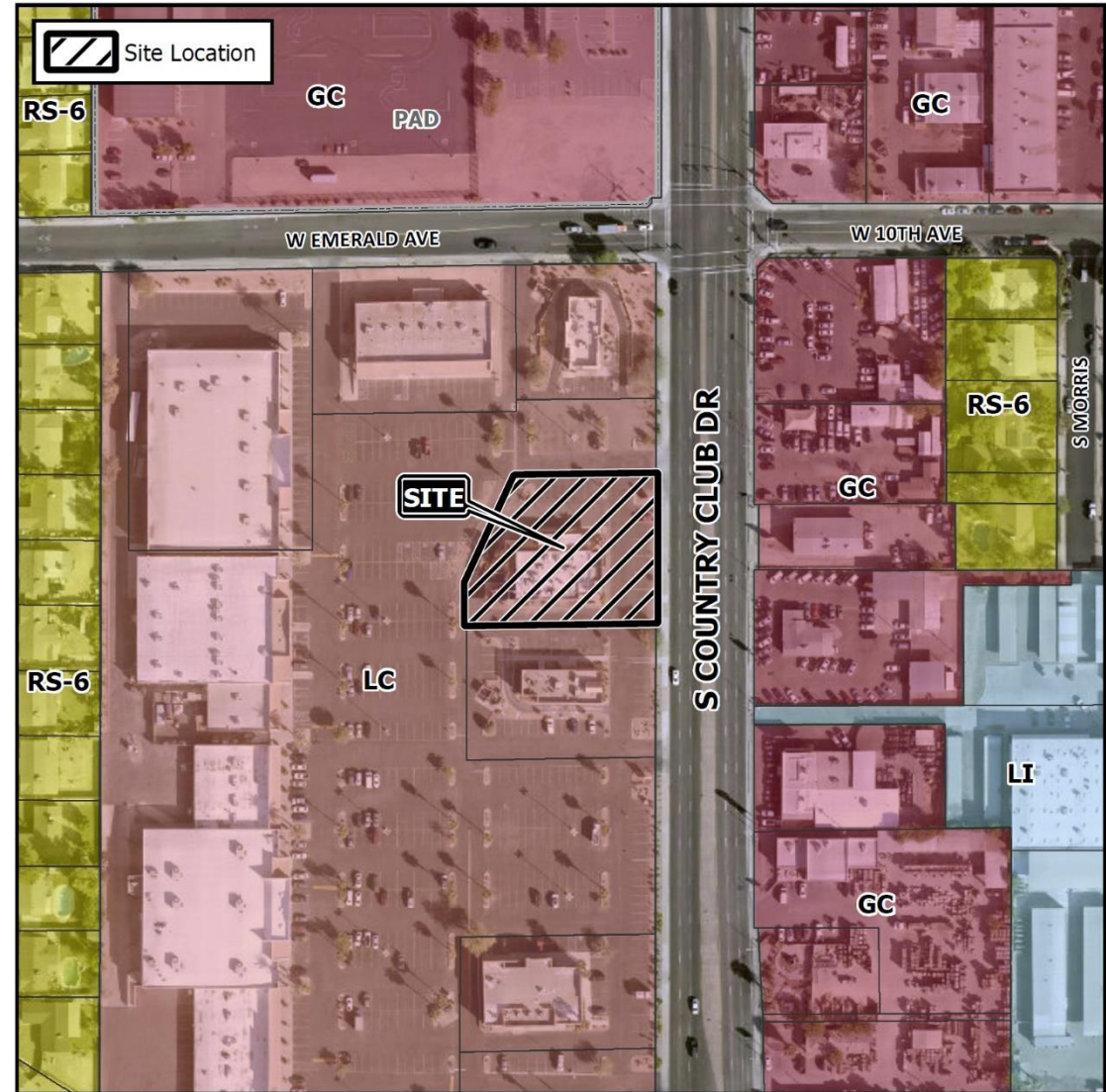
General Plan

Mixed Use Activity/Transit Corridor

- Large scale community and regional activity area with significant retail commercial components including shopping areas design to attract customers from a large radius.

Zoning

- Limited Commercial (LC)
- Restaurant with a drive-thru is a permitted use



Site Photo



View of existing building from Country Club Drive

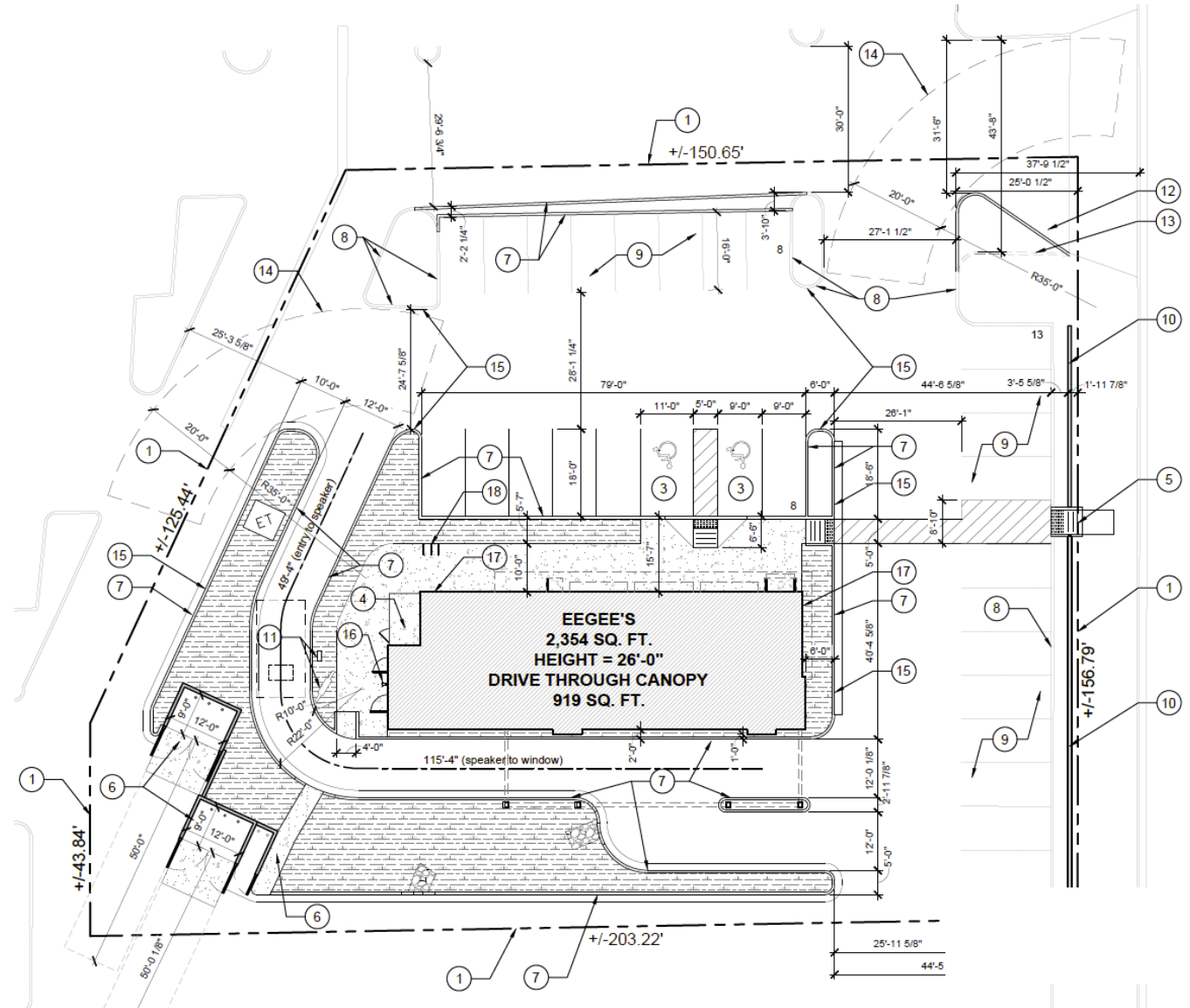
Existing Conditions

- Non-conforming landscape yard along the east property line
- Non-conforming parking lot design i.e. setback of cross access drive



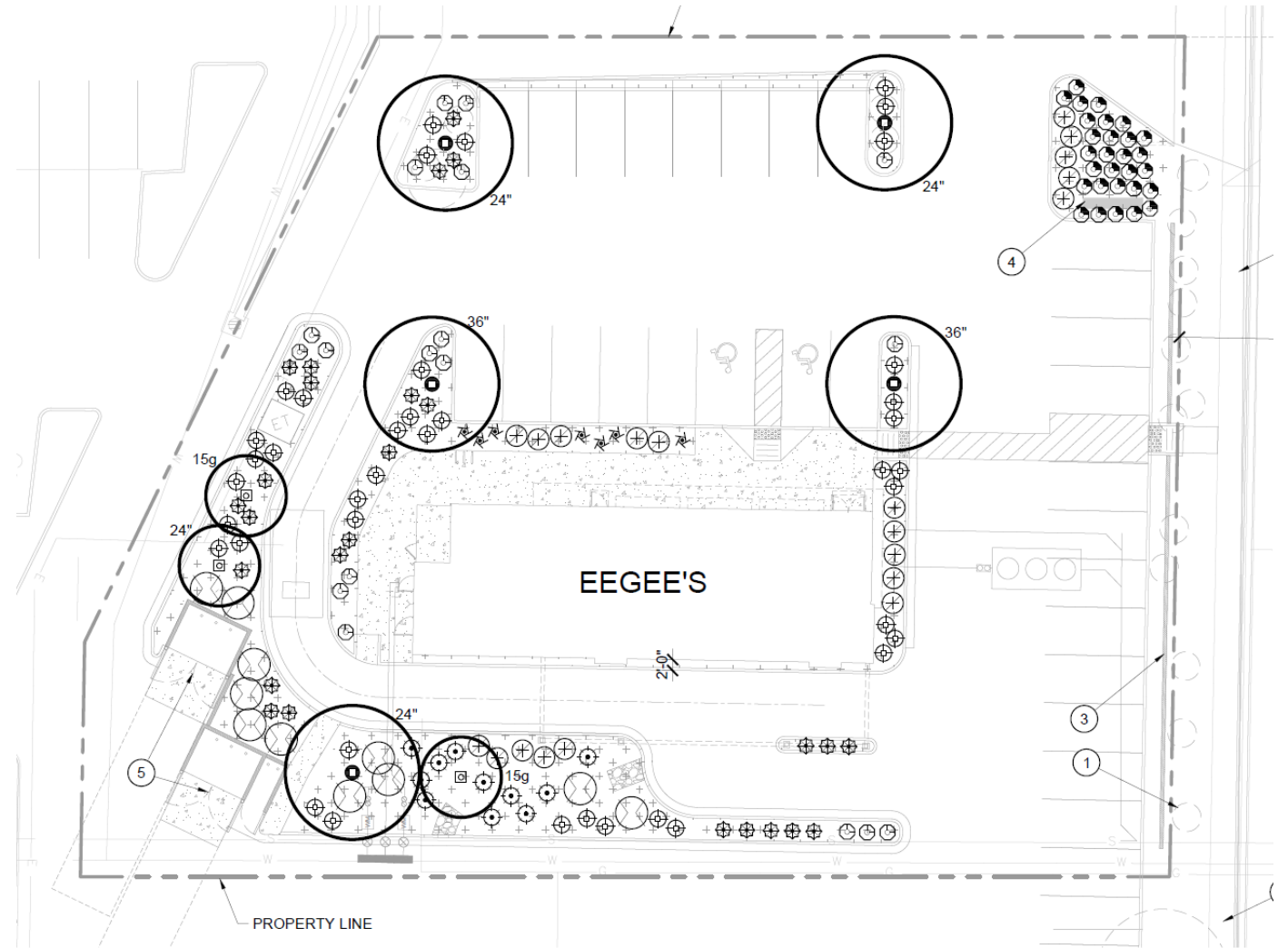
Site Plan

- Repurpose the existing building into a new restaurant with drive-thru
- All new improvements conform the MZO development standards



Substantial Conformance

- New landscape islands and material
- Increased foundation base and landscape material along all elevations
- New five-foot-wide sidewalk connecting to Country Club Drive



Approval Criteria

Section 11-73-3

- | | |
|---|---|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards. |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | No new non-conforming conditions will be created with the remodel of the building |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or area |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



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