



PLANNING AND ZONING BOARD

January 12, 2022



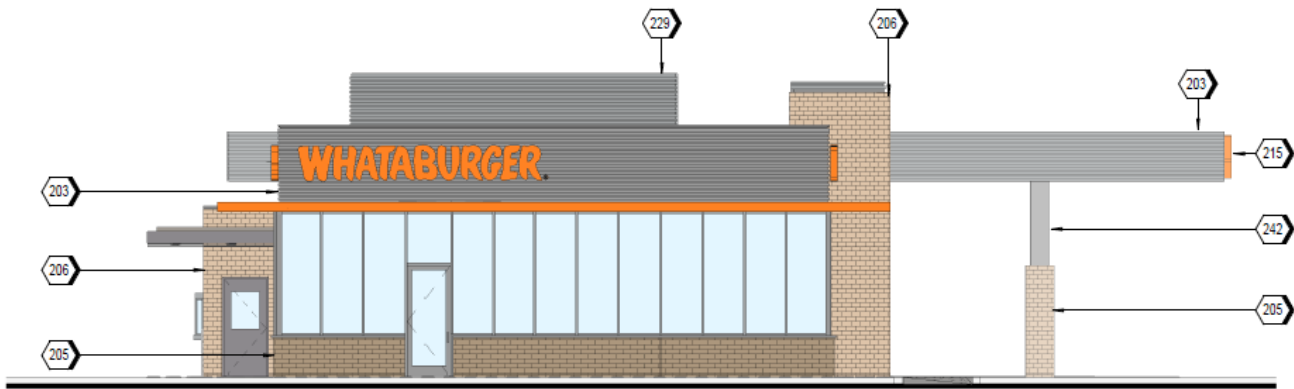
ZON21-00987

- 1140 E. Baseline Road
- North of Baseline Road
- West of Stapley Drive

- [illegible]



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



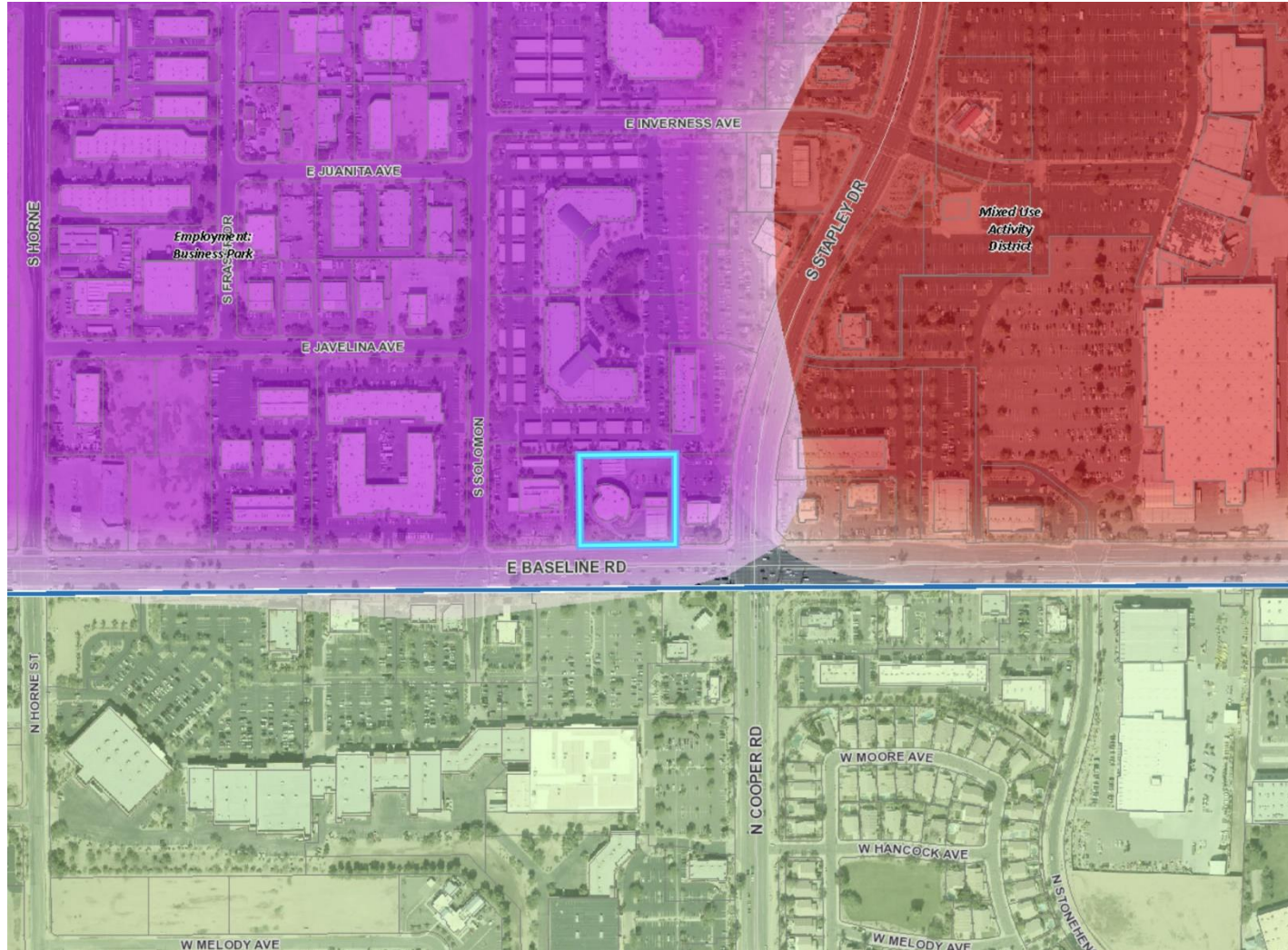
3A SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Request

- Site Plan Review

Purpose

- To allow the development of a restaurant with a drive thru



General Plan

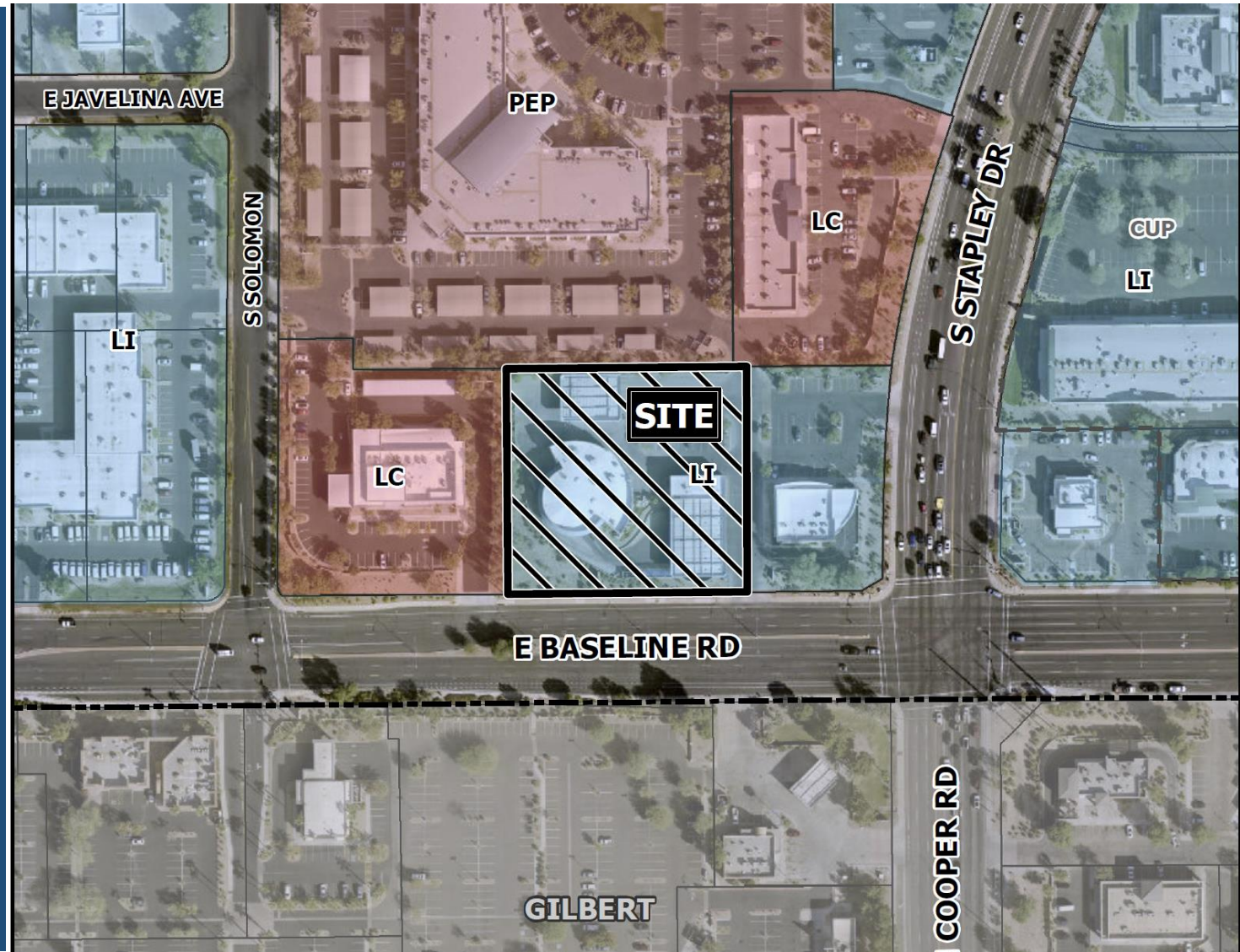
Employment

- To provide for a wide range of employment opportunities in high-quality settings

Zoning

Light Industrial (LI)

- To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities that take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses.
- This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale.



Site Photo

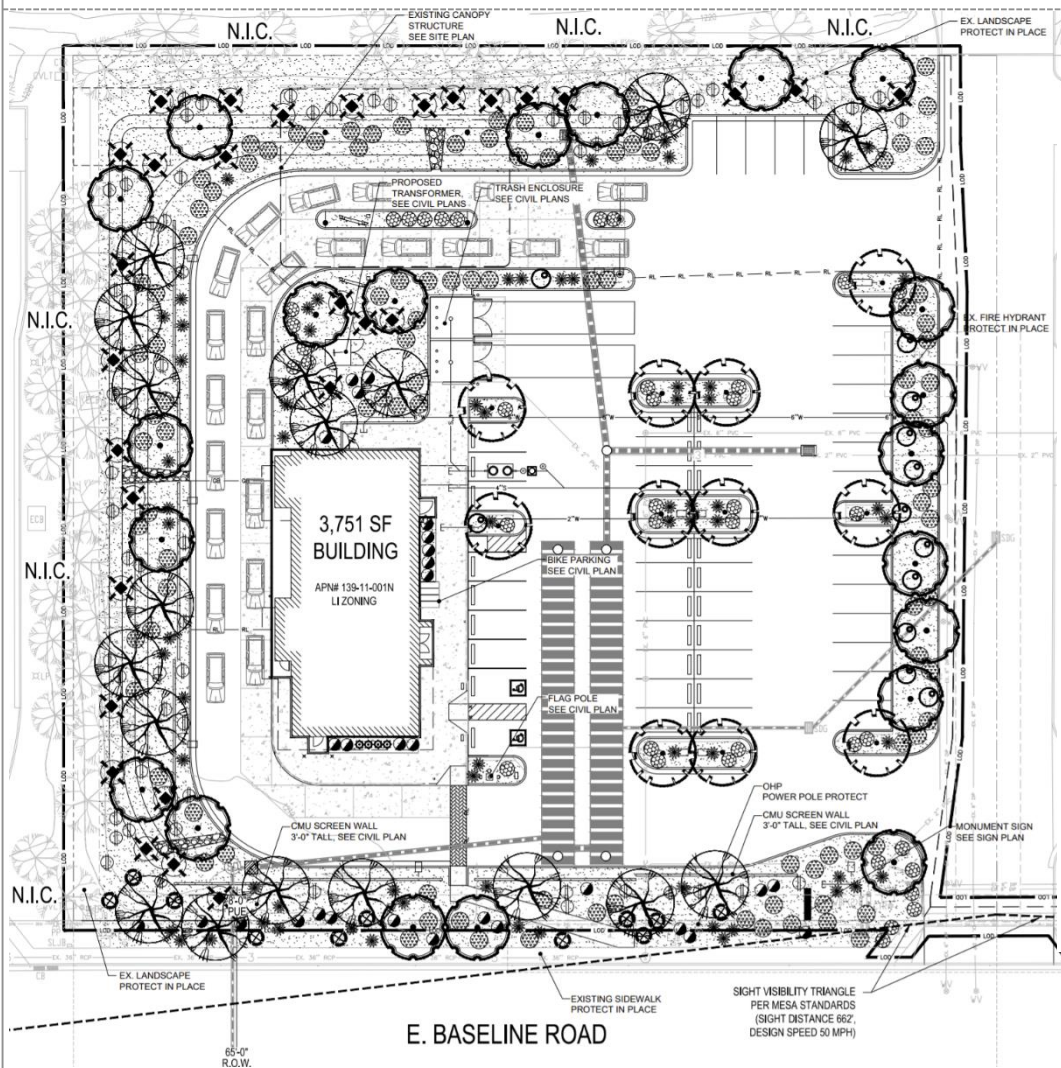


Looking north towards the site from Baseline Road















- 3,751 sq. ft. of floor area
- Access provided from Baseline Road




Landscape Plan



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Parkinsonia x 'Desert Museum' Desert Museum Palo Brea Caliper Size: 1.5"	24" Box 5'-8"H 3'-4" W	*ADWR	18
 Acacia aneura Mulga Caliper Size: 2.0"	36" Box 7'-9"H 4'-6" W	*ADWR	11
 Chilopsis linearis 'Bubba' Desert Willow Caliper Size: 2.0"	36" Box 8'-10"H 5'-7" W	*ADWR	21
GROUNDCOVERS			QTY
 Lantana montevidensis	5 Gallon		39
 Trailing Lantana 'Purple'	can full	*ADWR	
 Eremophila glabra 'Mingenew Gold'	5 Gallon		103
 Outback Sunrise Emu	can full	*ADWR	
SHRUBS / ACCENTS			QTY
 Bougainvillea gl. v. 'La Jolla' La Jolla Bougainvillea	5 Gallon can full	*ADWR	30
 Ruellia peninsularis Baja Ruellia	5 Gallon can full	*ADWR	12
 Calliandra x 'Sierra Star' Sierra Star Red Fairy Duster	5 Gallon can full	*ADWR	29
 Callistemon 'Little John' Little John Dwarf Bottlebrush	5 Gallon can full	*ADWR	11
 Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 Gallon can full	*ADWR	60
 Hesperaloe parviflora Red Yucca 'Brake Light'	5 Gallon can full	*ADWR	69
 Aloe X 'Blue Elf' Blue Elf Aloe	5 Gallon can full	*ADWR	4

LANDSCAPE MATERIALS

 Decomposed Granite, 1/2" screened "Painted Desert", 2" deep in planting areas per plan.	27,820 S.F.
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*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

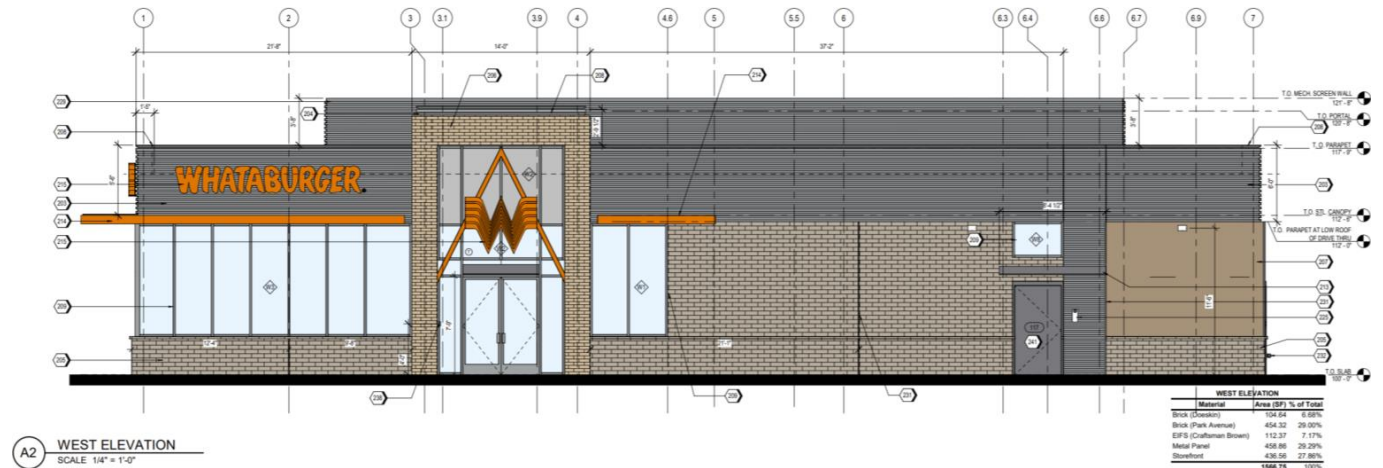
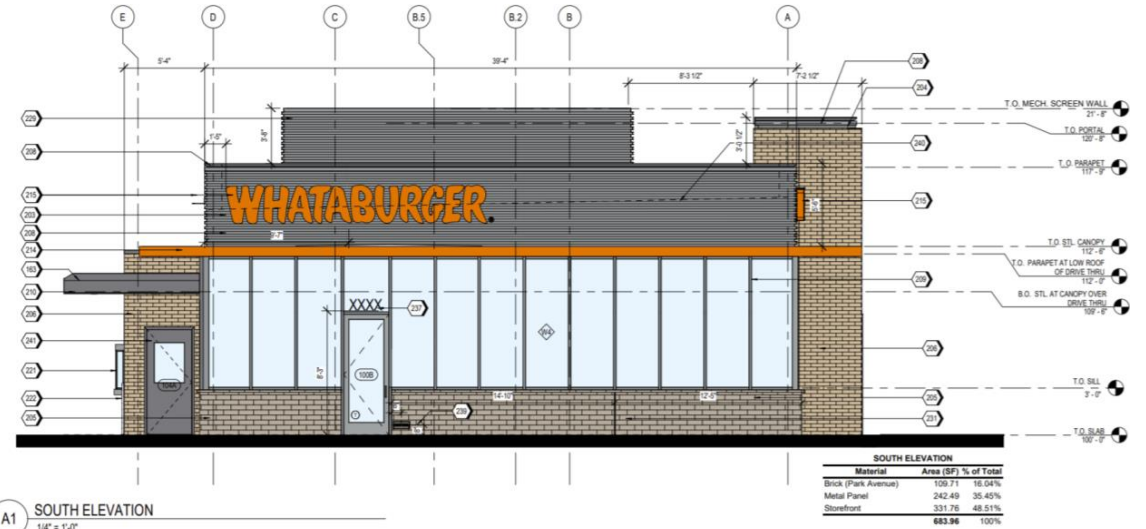
CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O ARTERIAL STREET - U DESIGNATE 1 TREE 6 SHRUBS PER 25 FEET OF STREET FRONTAGE 25% OF TREES SHALL BE 36" OR LARGER 50% OF TREES SHALL BE 24" BOX	10.2 TREES / 61.2 SHRUBS 36" BOX TREES = 2.6 TREES 24" BOX TREES = 5.1 TREES	BASILINE ROAD: 255' 11 TREES PROVIDED 72 SHRUBS PROVIDED 36" BOX TREES = 4 TREES 24" BOX TREES = 7 TREES
SHADE COVERAGE AREA	50% OF LS AREA	65% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 3 SHRUB PER PLANTER ISLAND	12 TREES / 36 SHRUBS	11 TREES / 41 SHRUB PROVIDED
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O* 1 TREE / 50 LF BUILDING FACE 10% OF TREES SHALL BE 36" BOX OR LARGER	5.9 TREES 36" BOX OR LARGER = 0.59 TREES	295 FT TOTAL EDGE = 5.9 TREES 6 TREES PROVIDED WITHIN 30'-0" OF EXTERIOR WALL 36" BOX TREES = 3 TREE

Design Review

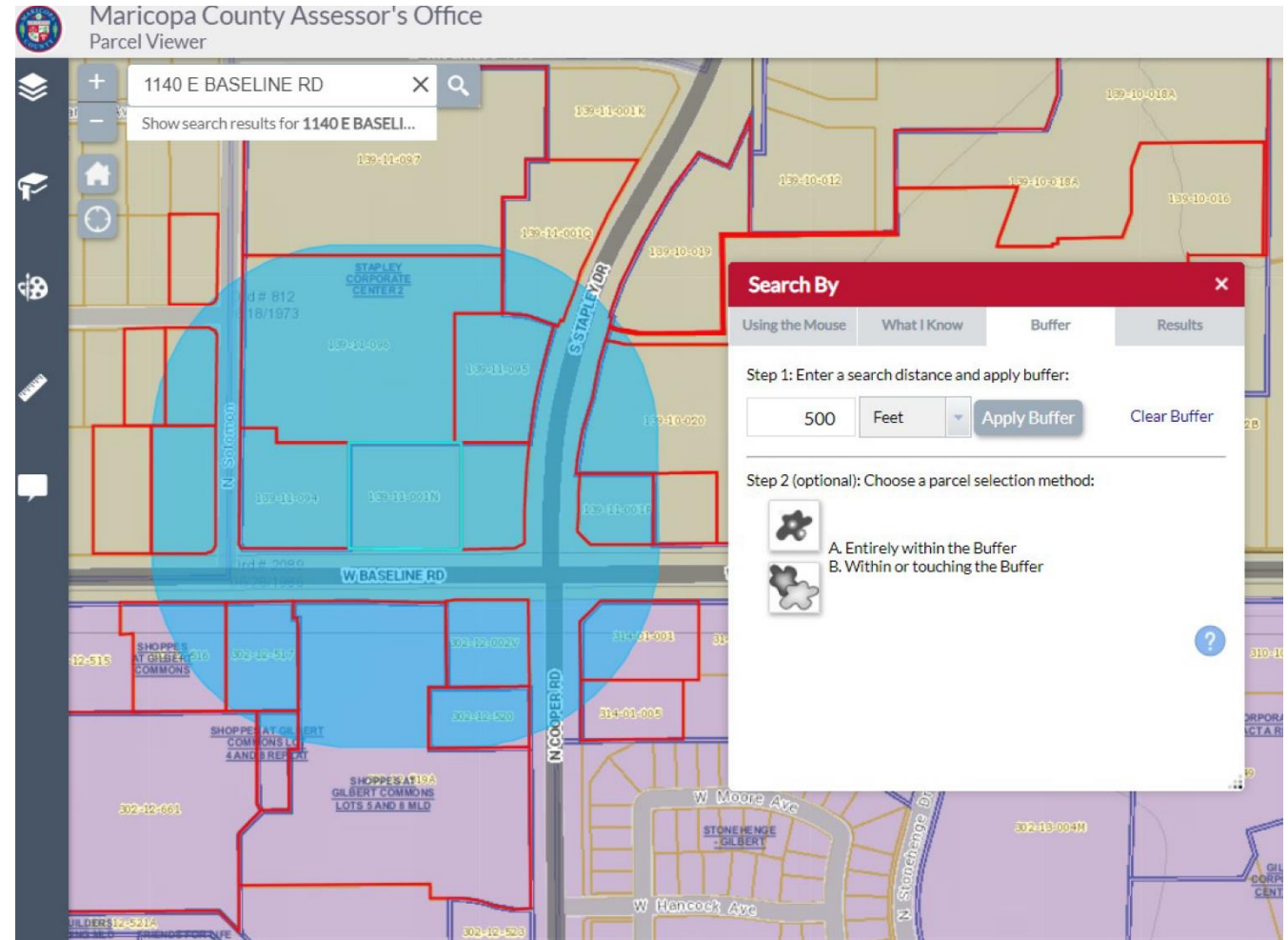
- Discussed at the December 14th meeting
- Recommended minor changes

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Citizen Participation

- Property owners within 500 feet, HOAs, & Registered Neighborhoods
- No Comments have been received



Summary

Findings

- ✓ Mesa 2040 General Plan
- ✓ Site Plan Review Criteria
(Section 11-69-5 of MZO)

Staff Recommendation

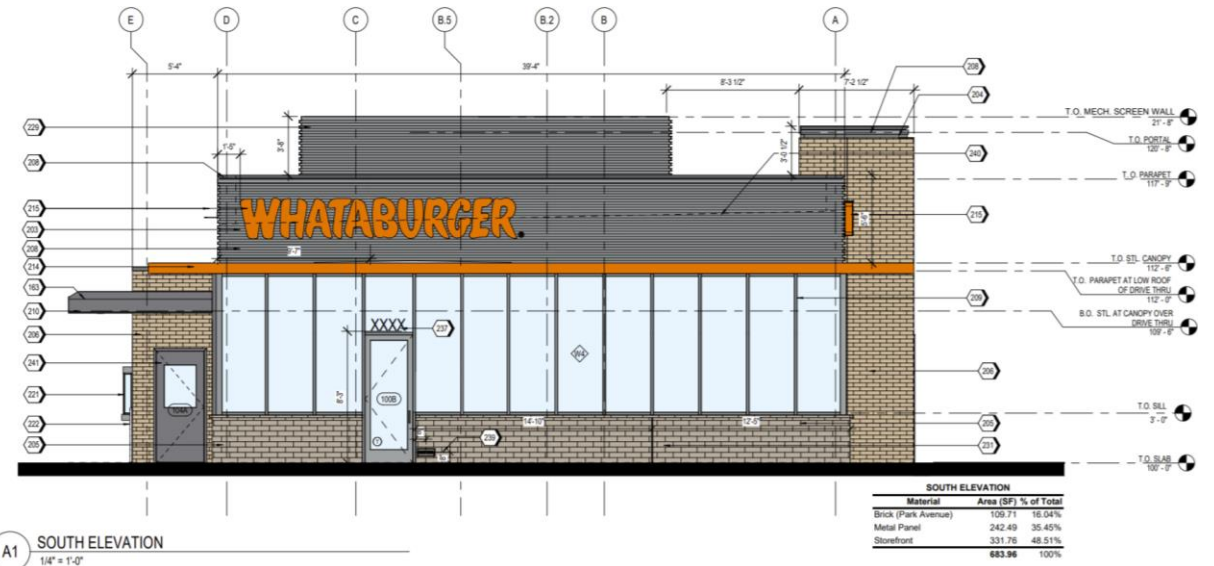
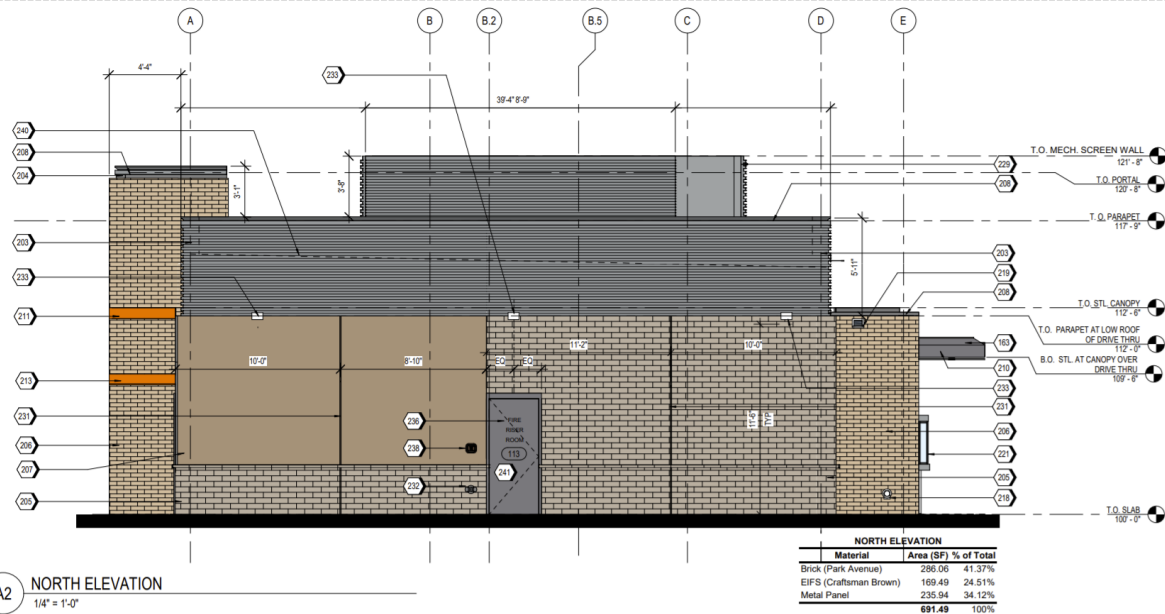
Approval with Conditions



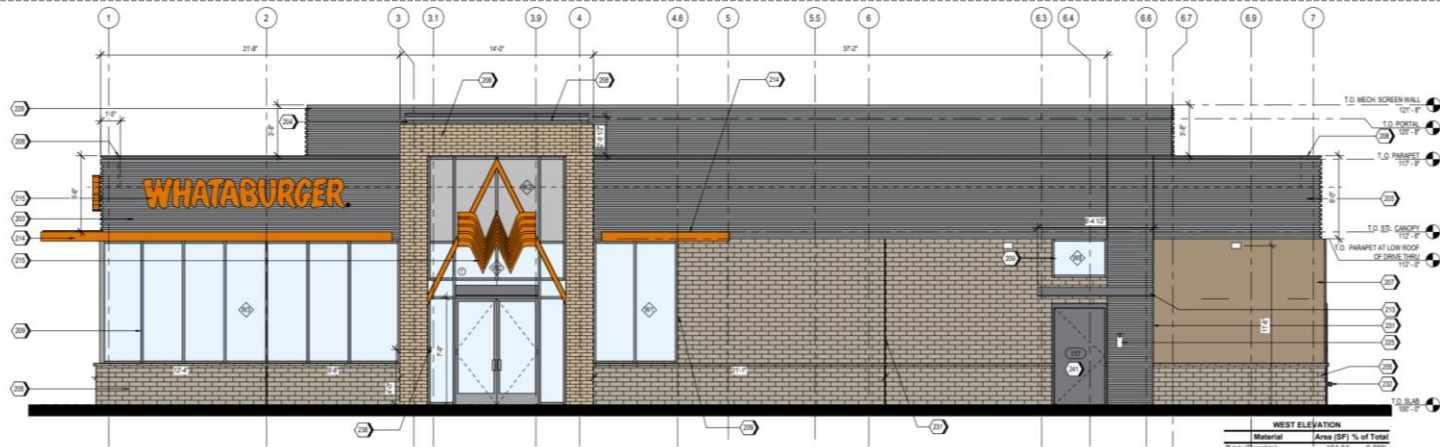
DESIGN REVIEW BOARD

December 14, 2021

Elevations

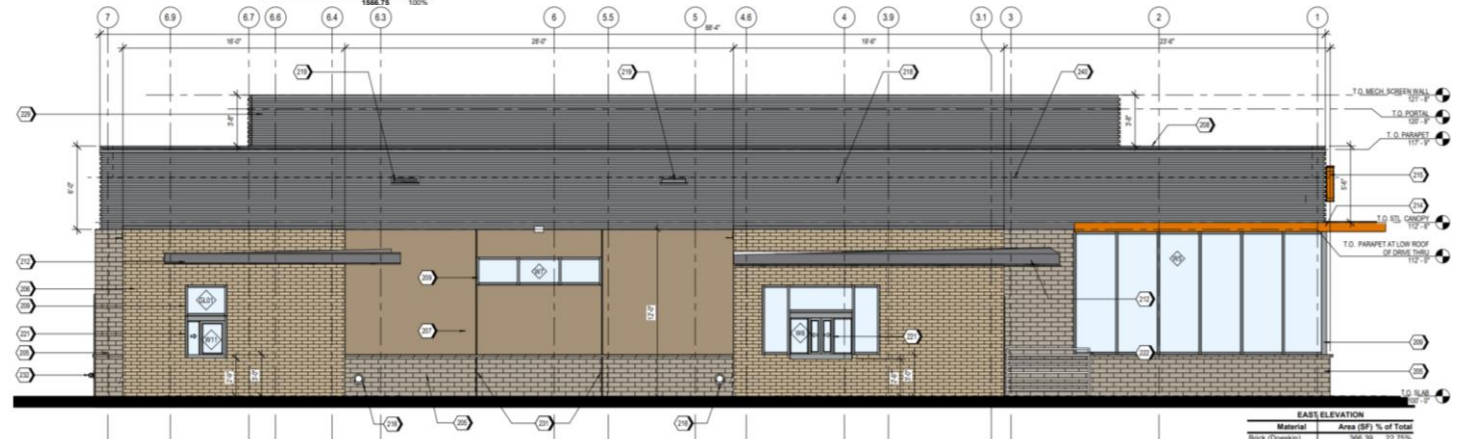


Elevations



A2 WEST ELEVATION
SCALE 1/4" = 1'-0"

Material	Area (SF)	% of Total
Brick (Dover)	104.84	6.68%
Brick (Park Avenue)	434.32	29.05%
EIFS (Craftsman Brown)	112.37	7.17%
Metal Panel	456.86	29.29%
Storefront	436.56	27.86%
	1545.95	100%



A1 EAST ELEVATION
SCALE 1/4" = 1'-0"

Material	Area (SF)	% of Total
Brick (Dover)	366.39	22.75%
Brick (Park Avenue)	223.05	13.88%
EIFS (Craftsman Brown)	234	14.53%
Metal Panel	547.84	34.02%
Storefront	236.54	14.82%
	1610.82	100%

Color and Material Board

