



Planning & Zoning Board



ZON22-00832



Request

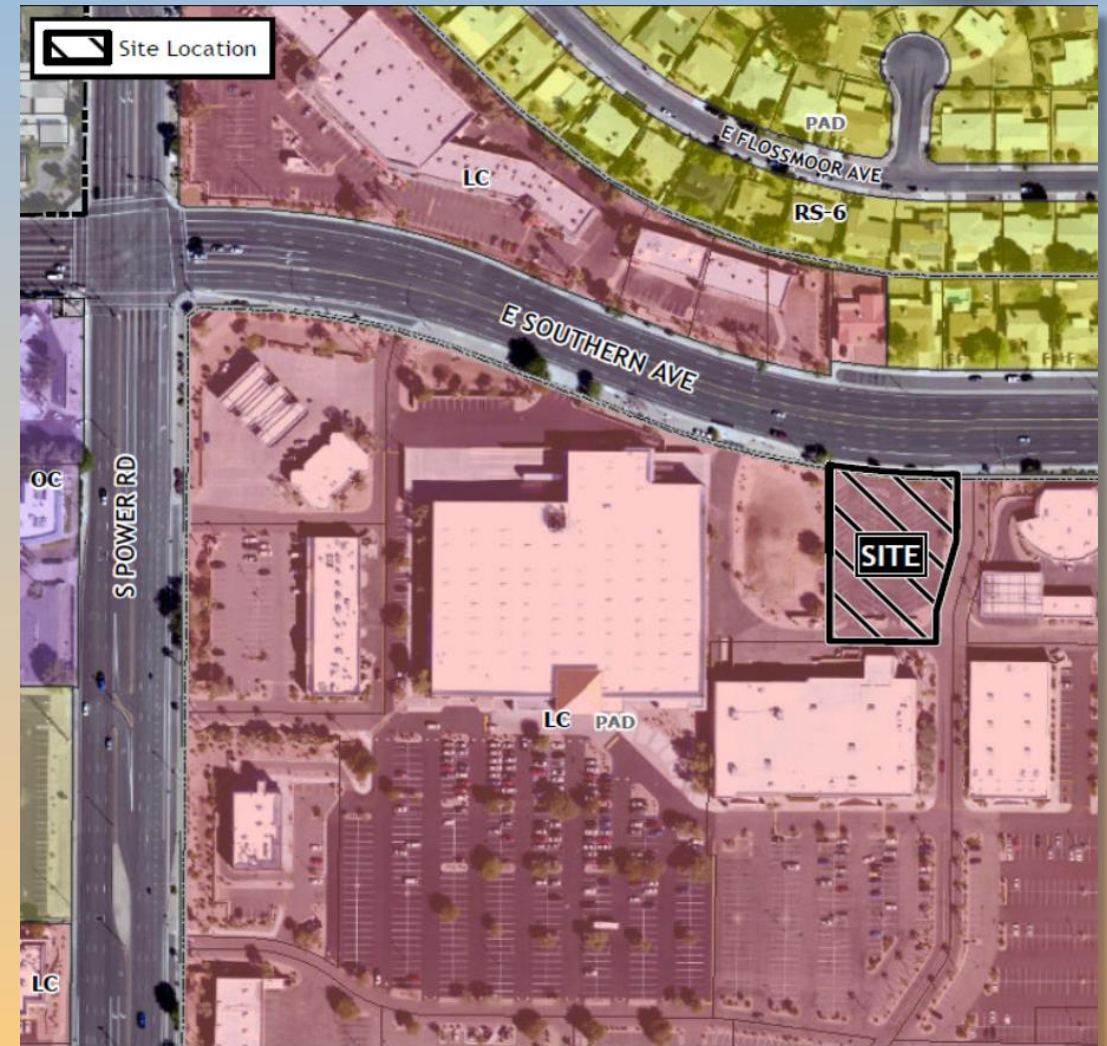
- Site Plan Modification
- To allow for the development of a restaurant with drive-thru





Location

- South of Southern Avenue
- East of Power Road





General Plan

Mixed Use Activity District

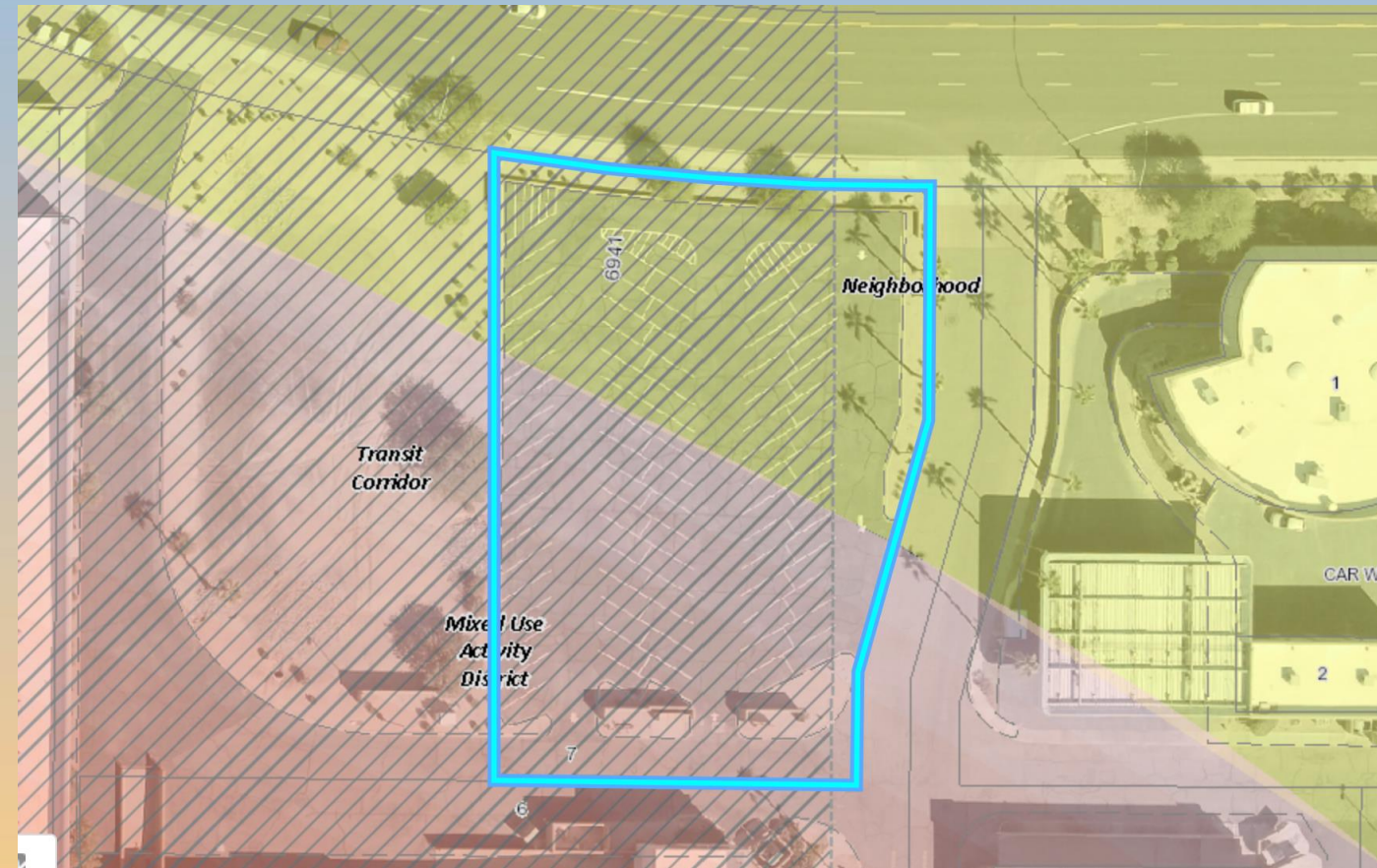
- Regional activity areas
- Strong and viable centers of commercial activity

Neighborhood

- Clean, safe and healthy areas
- Sense of place

Transit Corridor

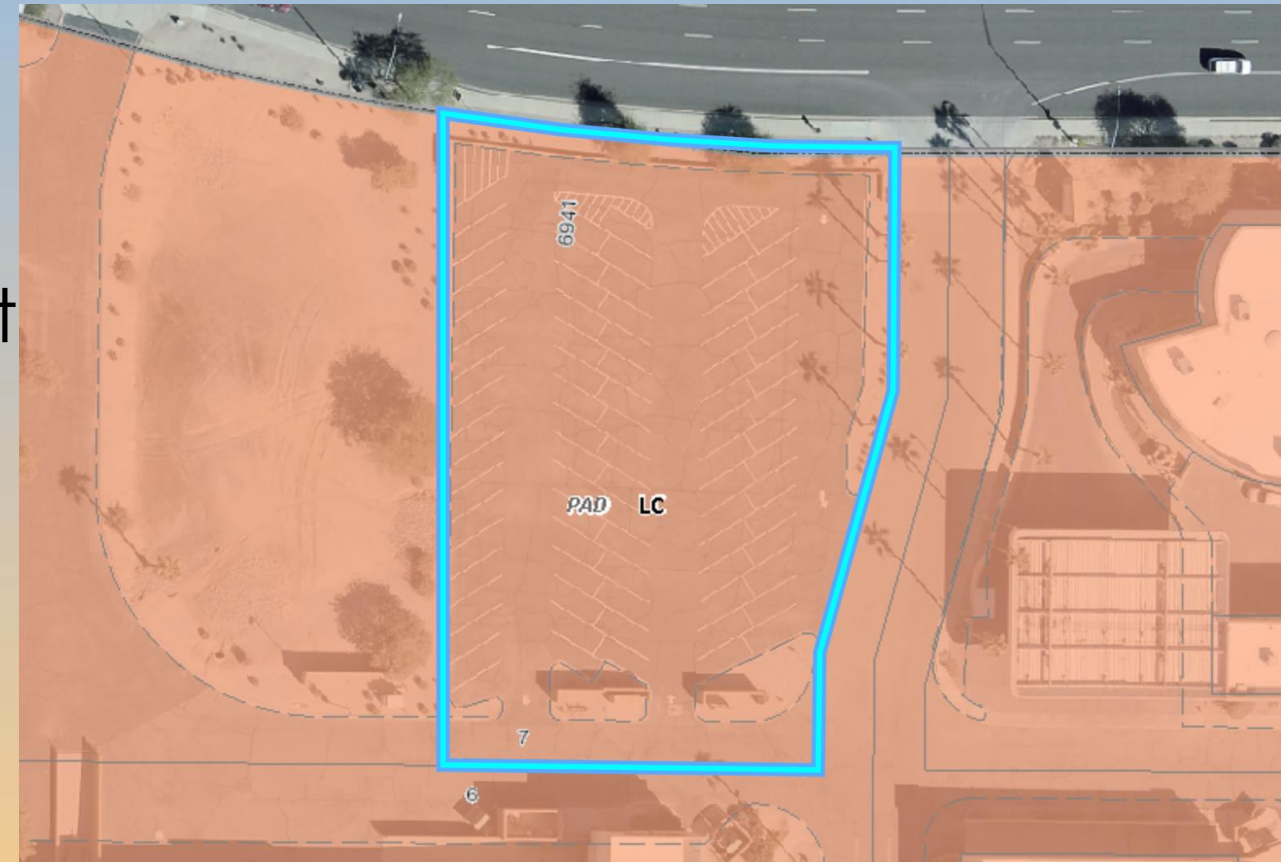
- Area designated for a consistent high level of transit options





Zoning

- Limited Commercial with a Planned Area Development (LC-PAD)
- Permitted in the LC district





Site Photos



Looking south from East Southern Avenue

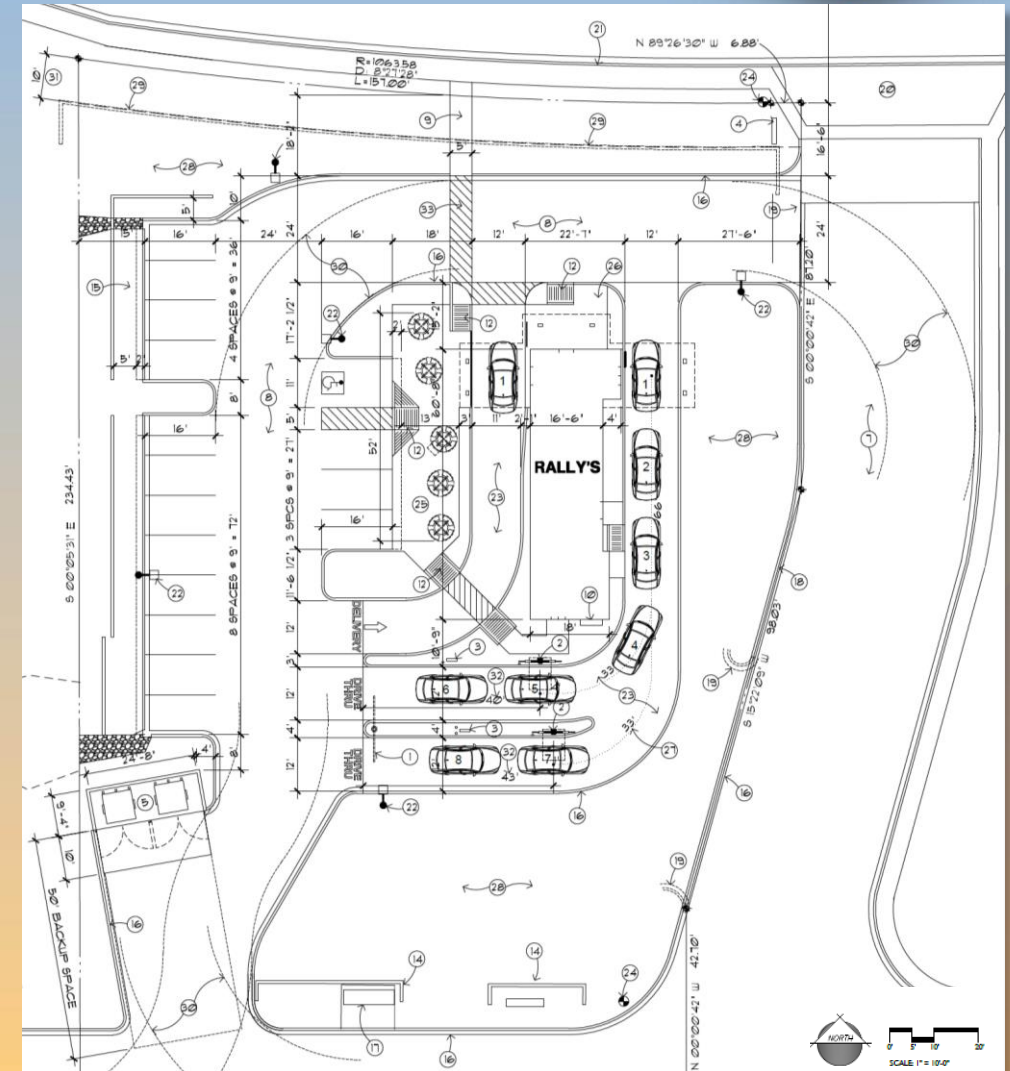


Looking southeast from East Southern Avenue



Site Plan

- 1,073 SF building
- Outdoor patio with seating for twenty patrons
- Vehicle access from East Southern Avenue
- Parking spaces provided on-site

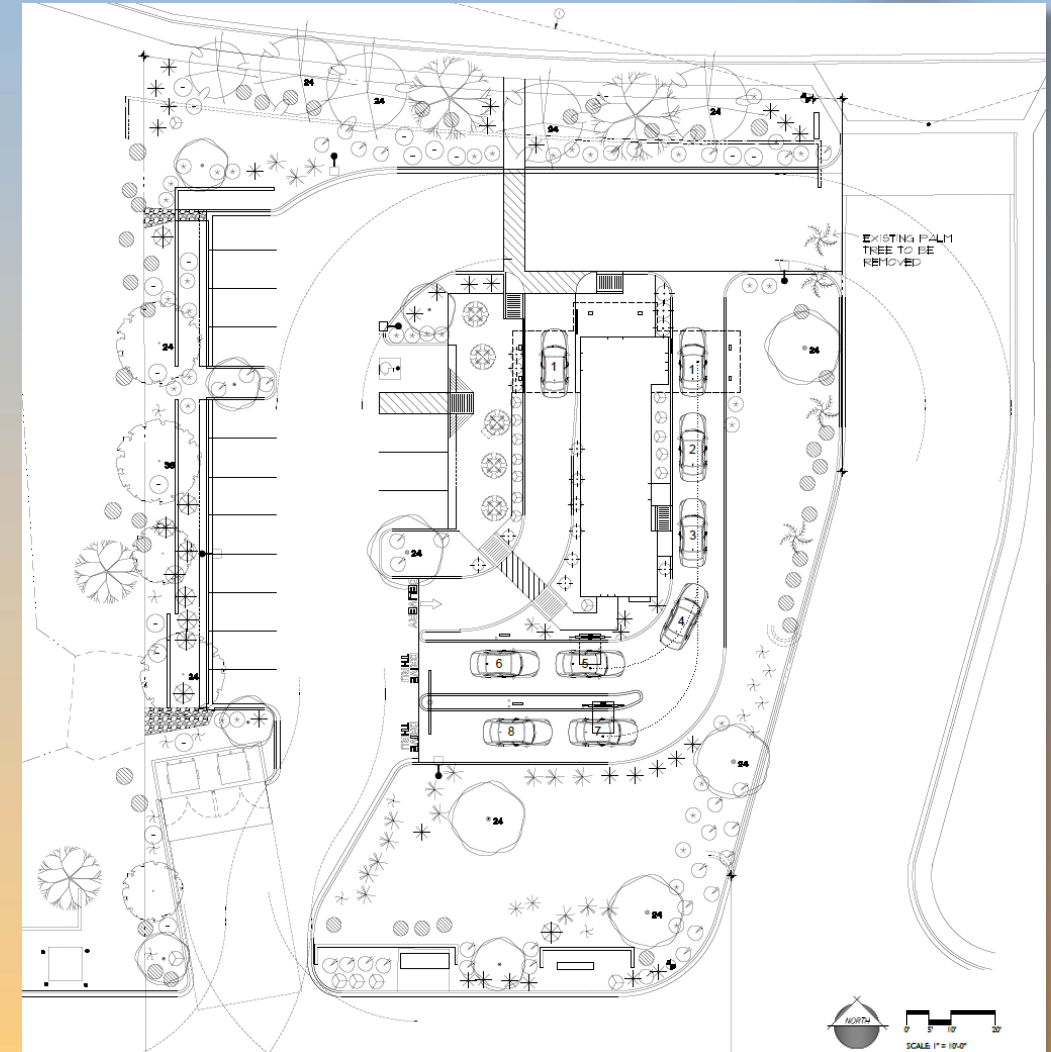




Landscape Plan

PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QNT	AREA		
TREES							
	EXISTING TREE			2	100	200	
	EXISTING PALM			3	100	300	
	PALO BREÁ	Parkinsonia praecox	36" BOX 24" BOX 15 GAL.	- 4 1	100 100 100	200 400 100	
	THORNLESS MESQUITE	Prosopis hybrid 'thornless'	36" BOX 24" BOX 15 GAL.	1 3 2	100 100 100	100 300 200	
	DESERT WILLOW	Chilopsis linearis	36" BOX 24" BOX 15 GAL.	- 2 9	100 100 100	200 200 900	





Elevations



North Elevation



East Elevation



Elevations



West Elevation

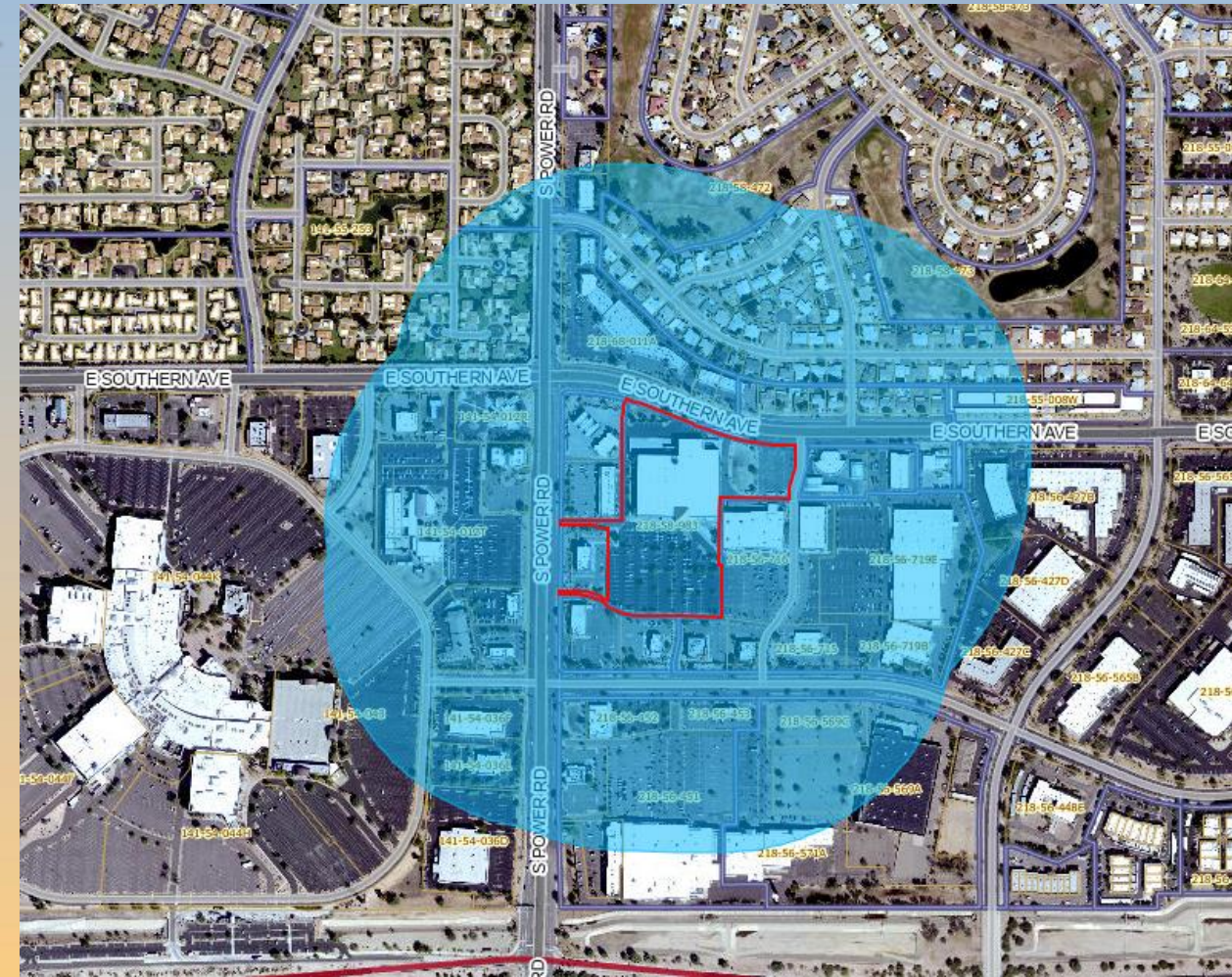


South Elevation



Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommend Approval with Conditions



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