



# Planning & Zoning Board



# ZON22-01061



# Request

- Site Plan Review
- To allow for a limited-service restaurant with drive-thru







# Location

- North of West McKellips Road
- West of North Center St

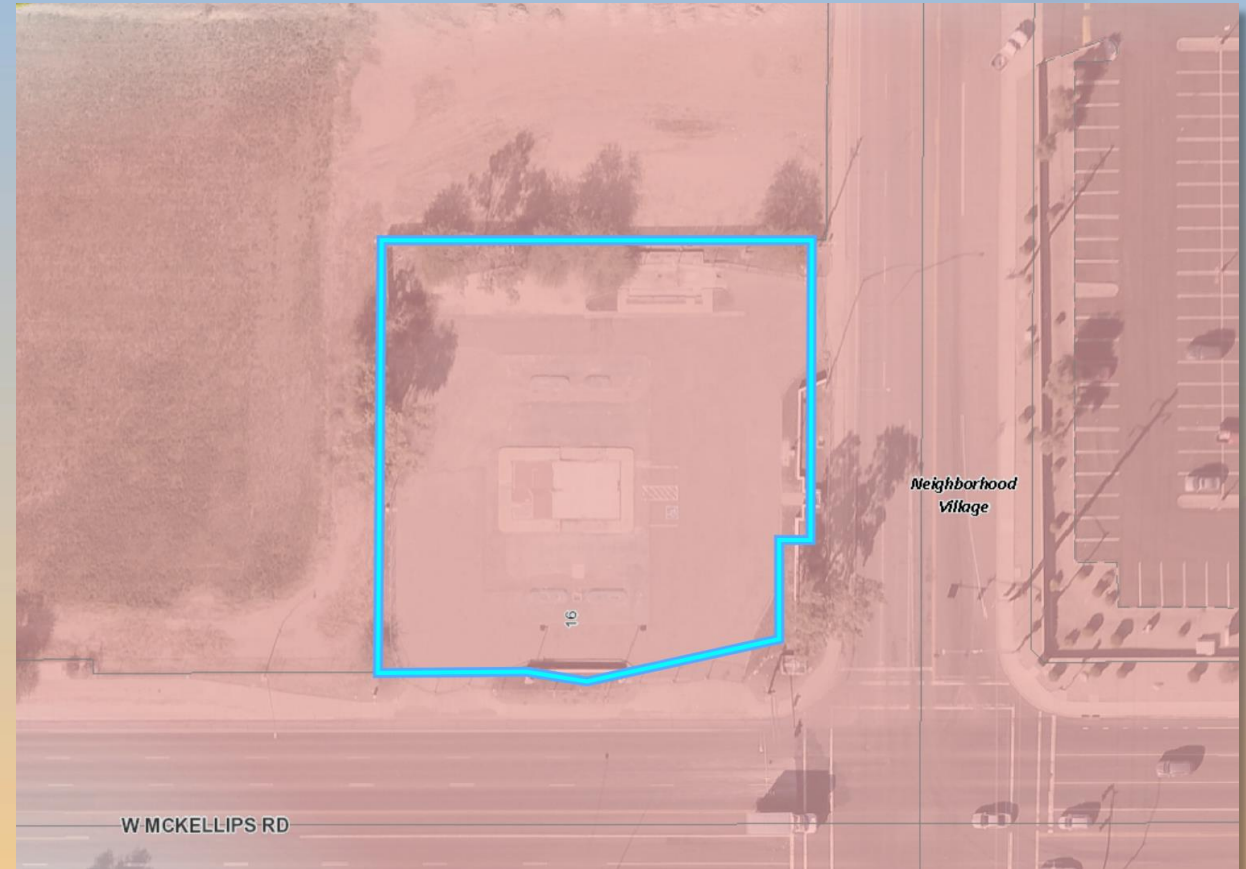




# General Plan

## Neighborhood Village

- Variety of commercial and mixed-use development
- Between 15 and 25 acres to serve surrounding neighborhoods

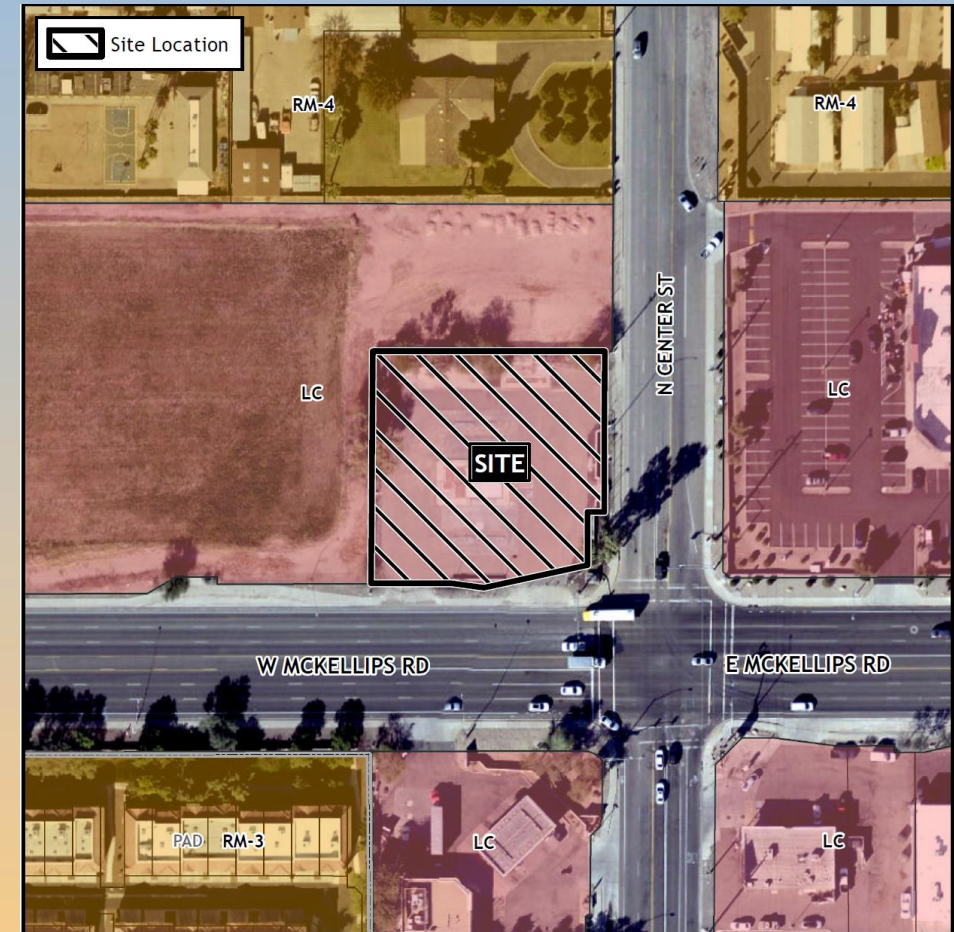






# Zoning

- Limited Commercial (LC)







# Site Photos



Looking north towards the site



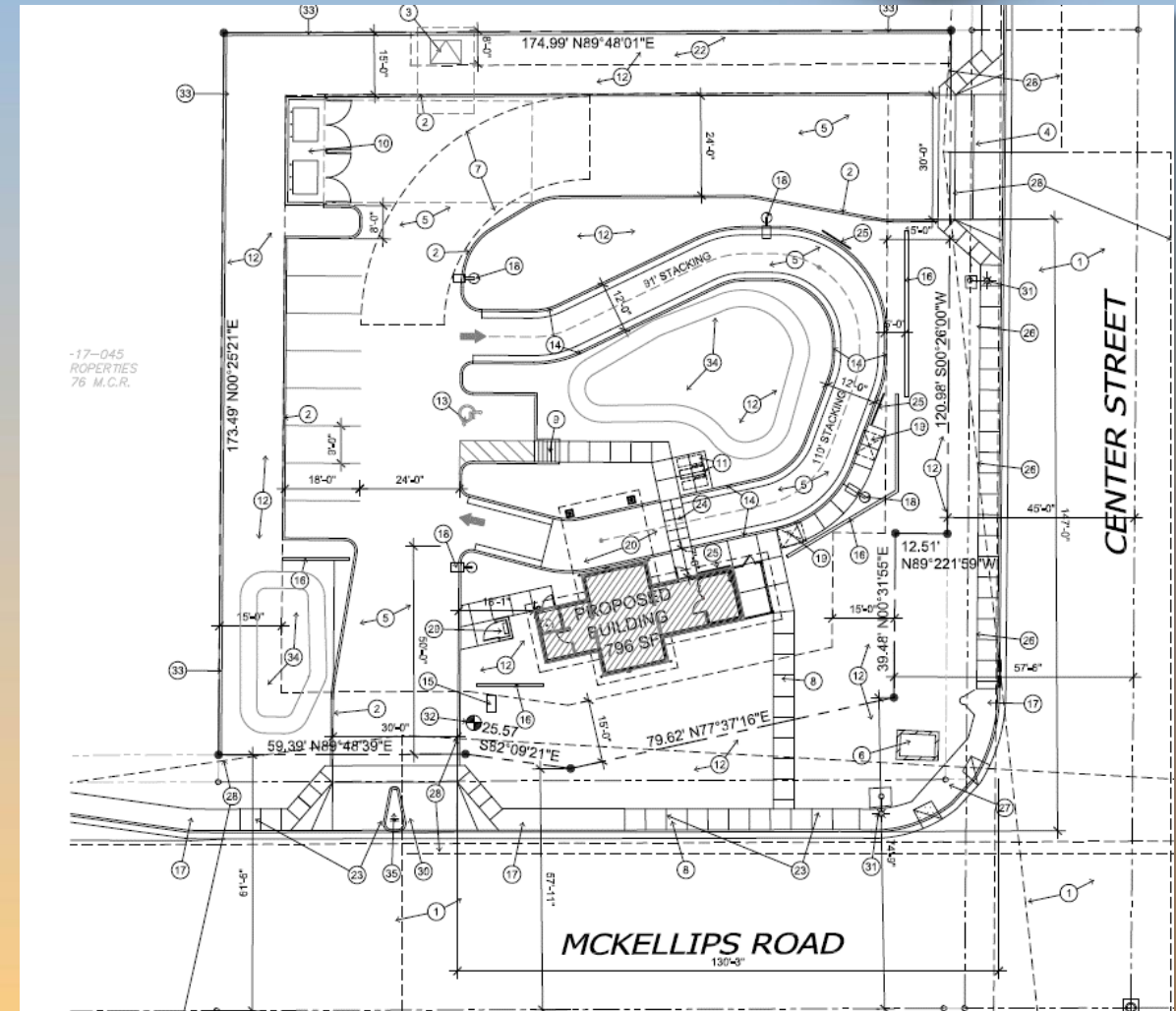
Looking west towards the site





# Site Plan

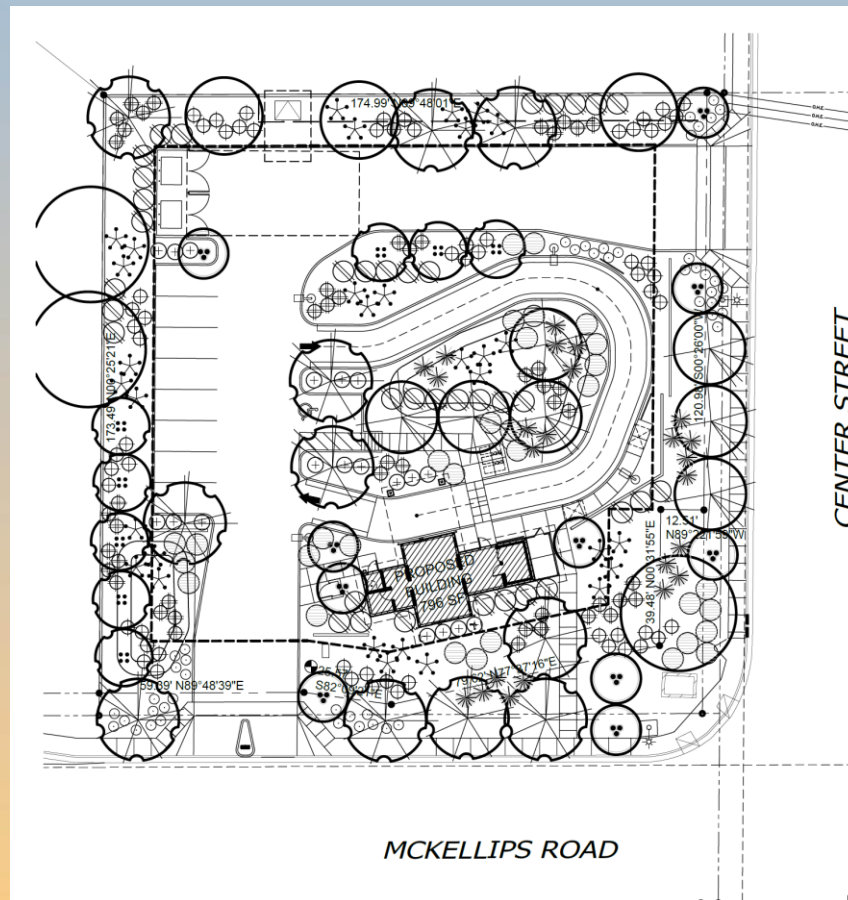
- 796 sq ft building with one drive-thru lane
  - No indoor or outdoor customer seating
- Nine (9) parking spaces
  - One (1) ADA accessible
  - Three (3) bicycle spaces







# Landscape Plan



## LANDSCAPE LEGEND

### TREES

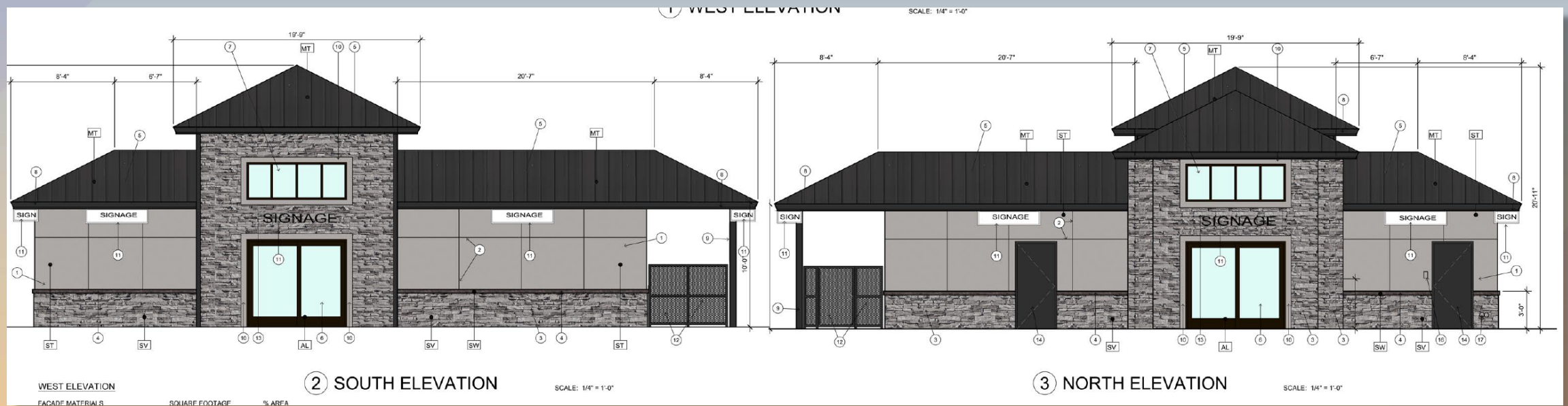
- ULMUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
24" BOX
- ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24" BOX
- CAESALPINIA CACALACO  
CASCALOTE  
36" BOX
- OLEA EUROPEA 'WILSONII'  
FRUITLESS / POLLENLESS OLIVE  
36" BOX
- EXISTING TREE  
PROTECT FROM  
CONSTRUCTION (48" BOX EQUIV)

### SHRUBS

- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- AGAVE DESMETTIANA  
SMOOTH AGAVE  
5 GALLON



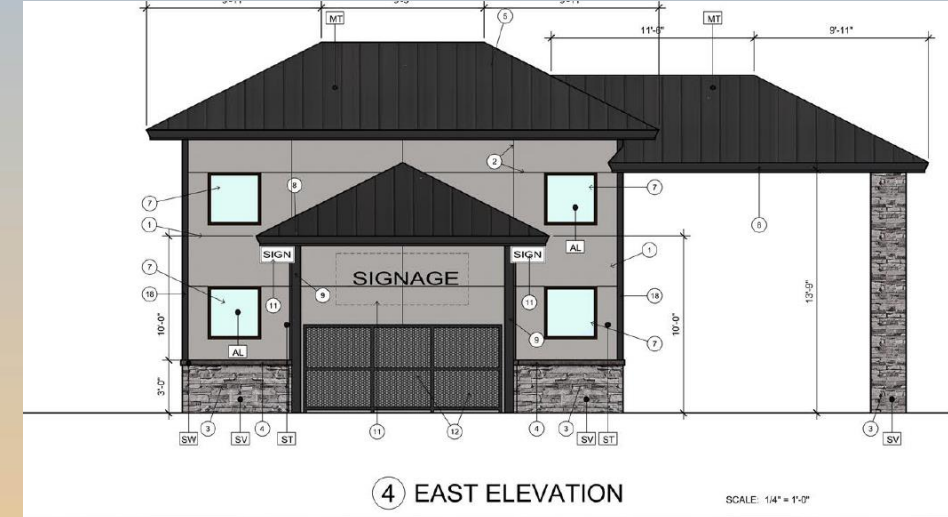
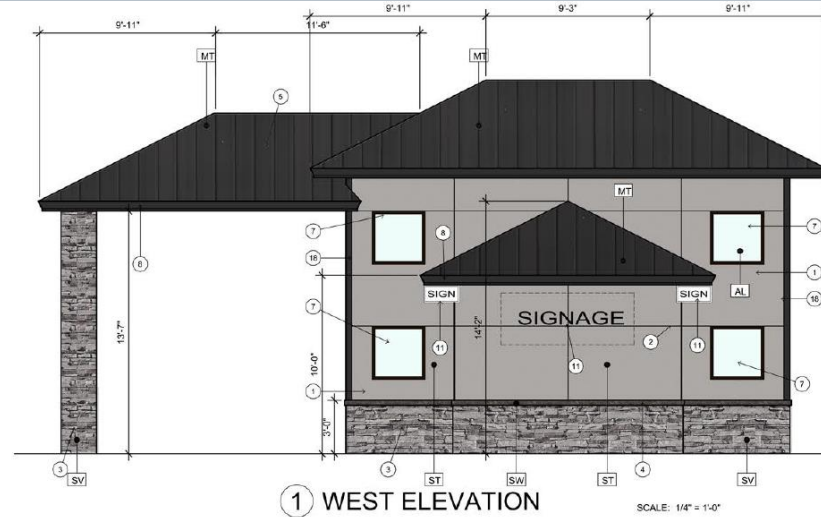
# Elevations







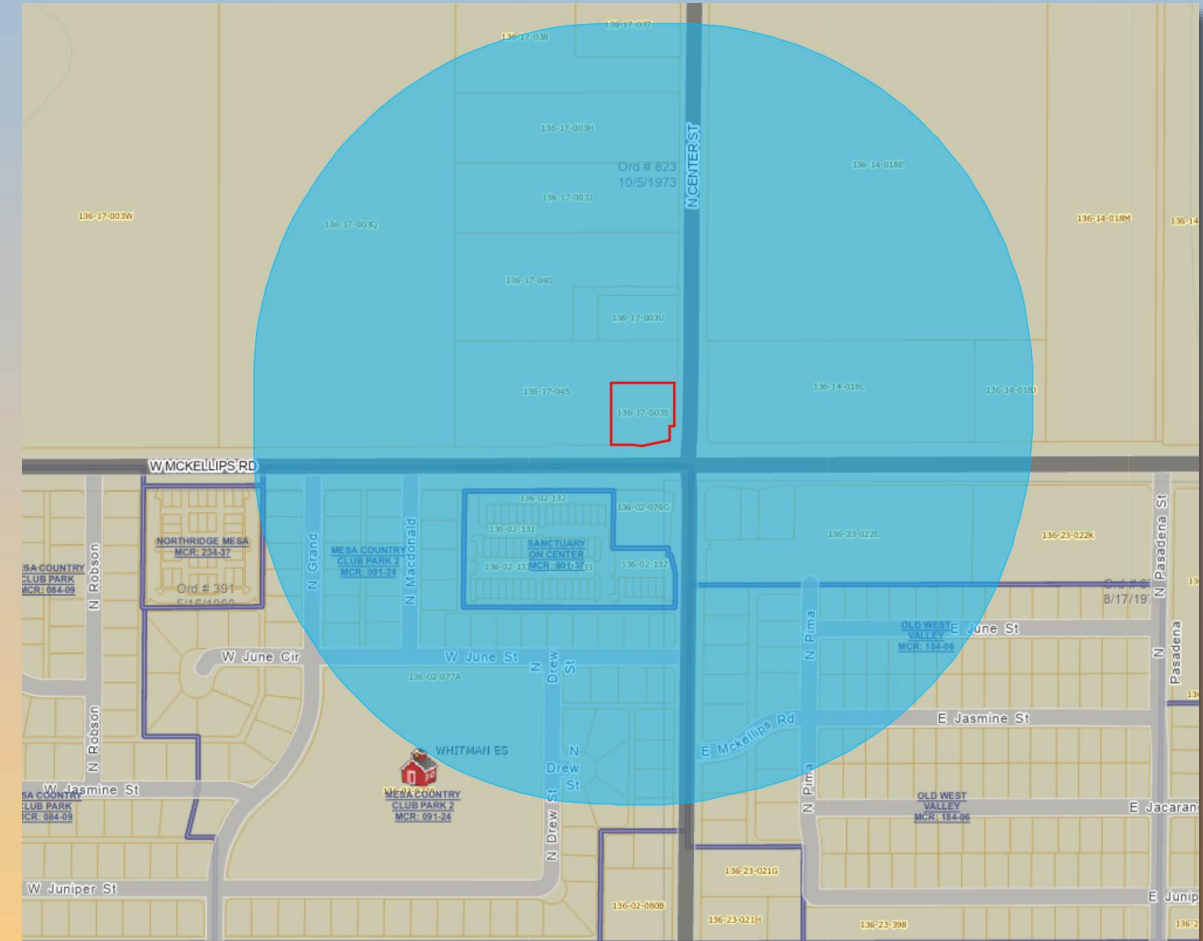
# Elevations





# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- No comments were received







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with criteria in Chapter 69 for Site Plan Review

*Staff recommend Approval with Conditions*



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