



Planning & Zoning Board



ZON22-01305

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May 10, 2023



Request

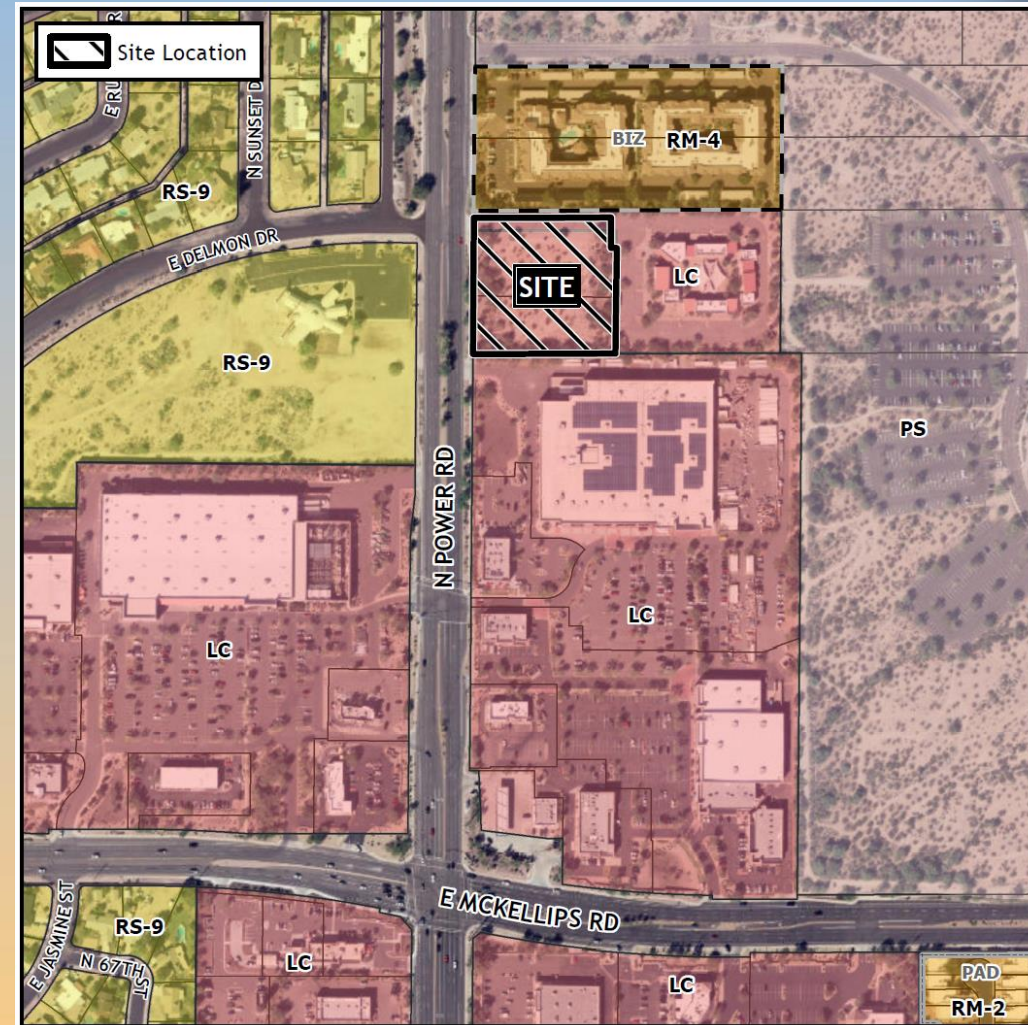
- Site Plan Review
- Development of a Restaurant with a Drive-thru





Location

- North of McKellips Road
- On the east side of Power Road

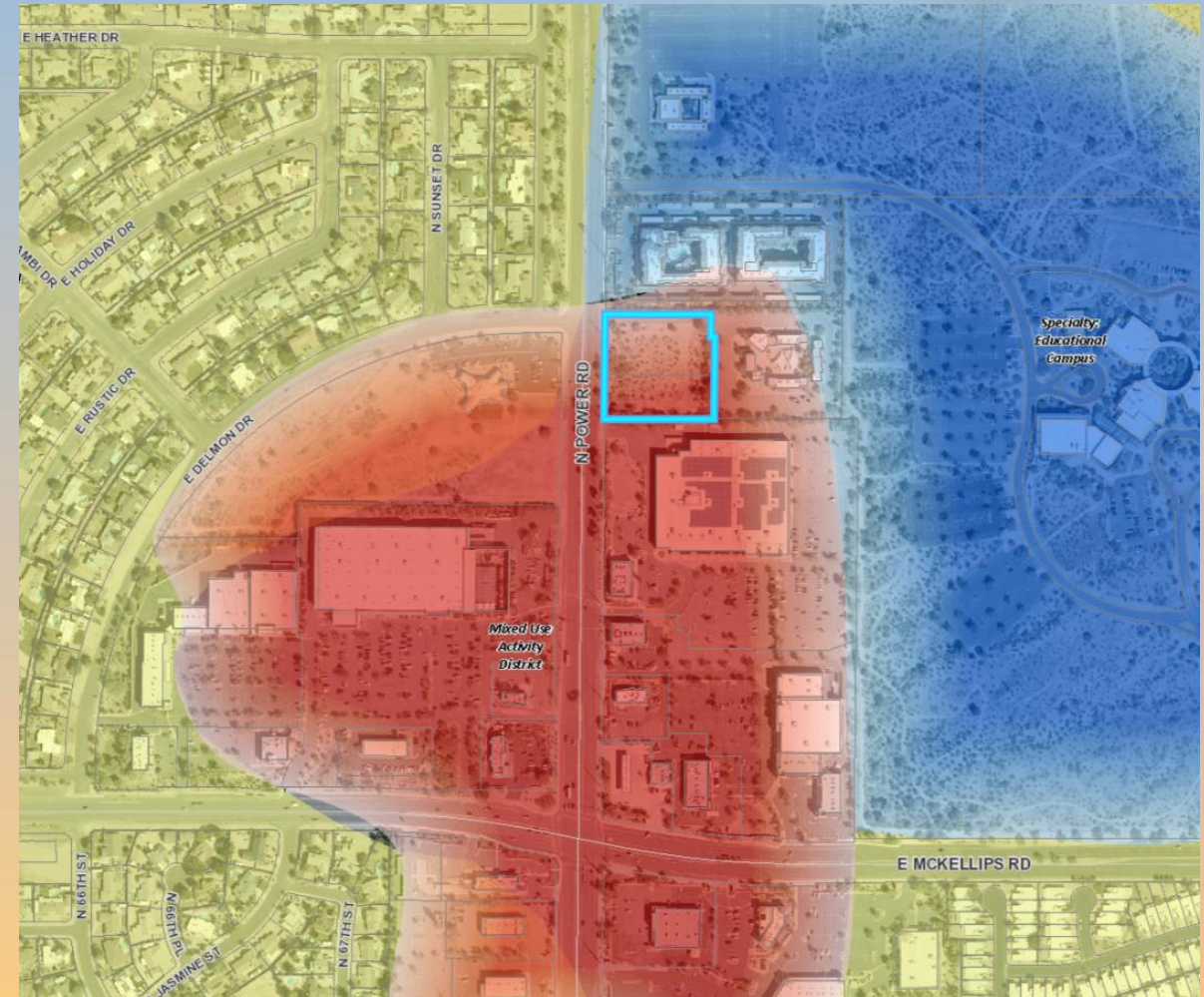




General Plan

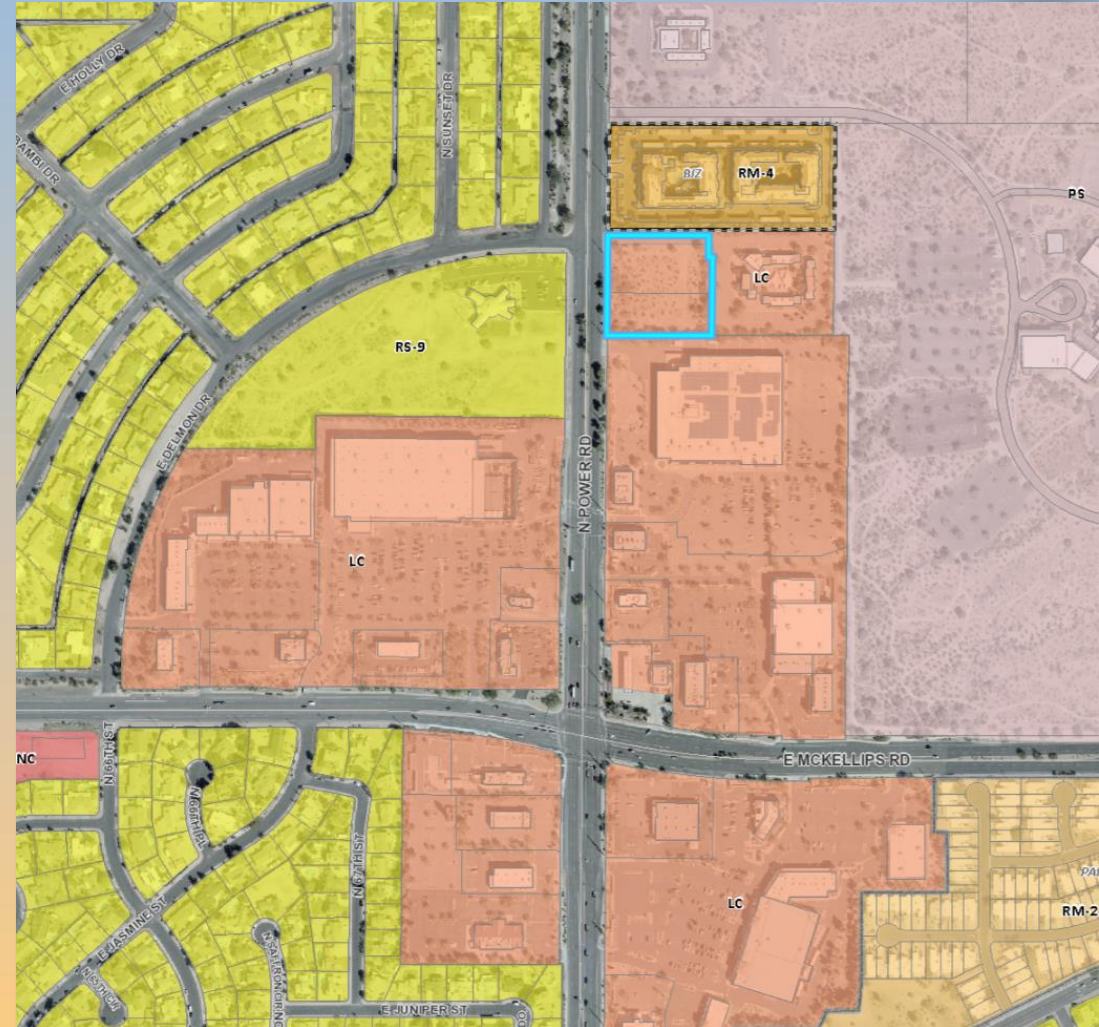
Mixed Use Activity District

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences





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





Site Photo

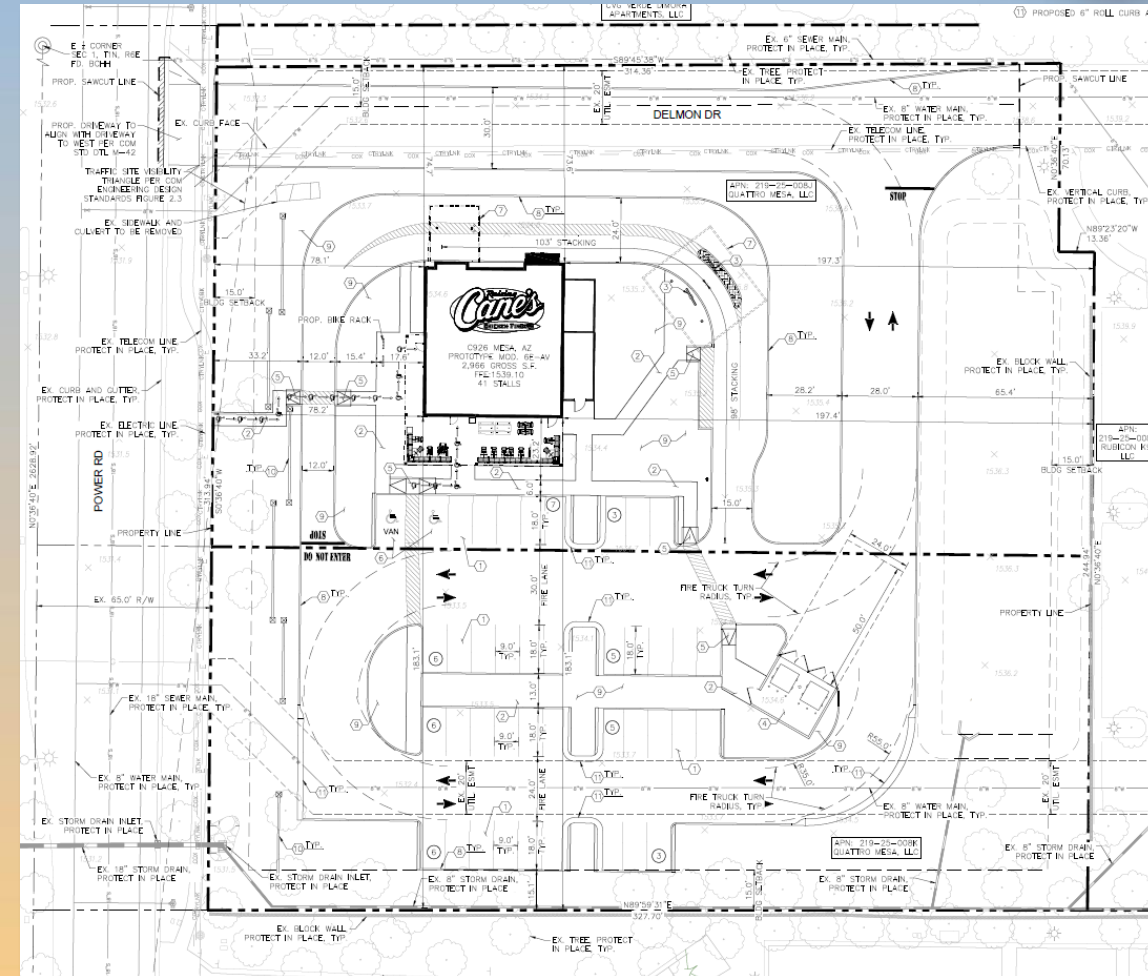


Looking east from Power Road



Site Plan

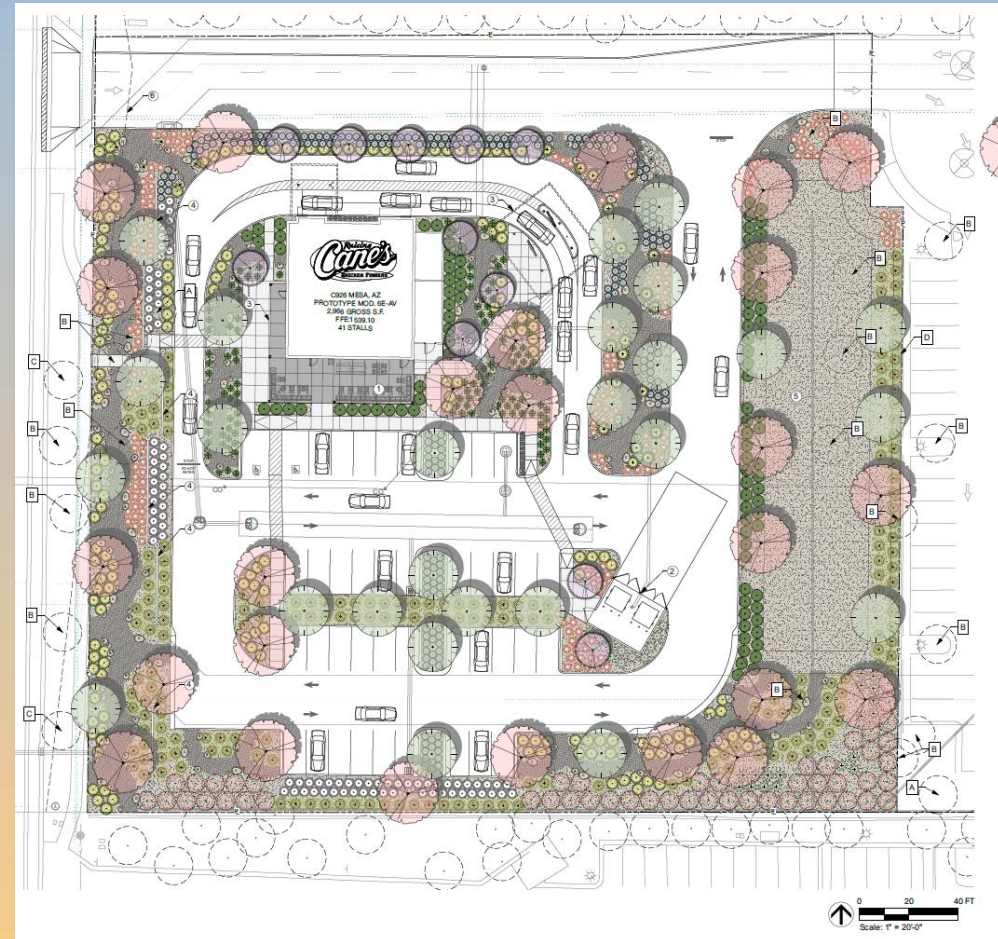
- 2,966 sq ft restaurant building with drive-thru
- Outdoor patio
- Canopies extend east
- Pedestrian link with sidewalk
- Vehicular access off Delmon Dr





Landscape Plan

Plant List						
Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width
Trees						
	<i>Cercidium x 'Desert Museum' (Std.)</i>	Desert Museum Palo Verde	36" box	26	25 ft	25 ft
	<i>Chilopsis linearis 'Bubba' (Std.)</i>	Seedless Desert Willow	24" box	25	25 ft	30 ft
	<i>Sophora secundiflora (Std.)</i>	Texas Mountain Laurel	24" box	11	10 - 25 ft	8 - 10 ft
Shrubs						
	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea	15 gal	192	12 - 18 in	3 - 4 ft
	<i>Cassipouita pulcherrima</i>	Red Bird of Paradise	15 gal	50	8 to 10 ft	8 to 10 ft
	<i>Eremophila g. 'Mingnew Gold'</i>	Outback Sunrise Emu	5 gal	172	1 ft	6 ft
	<i>Eremophila hydrophora</i>	Blue Bella	5 gal	232	3 ft	3 ft
	<i>Leucophyllum langmanii 'Rio Bravo'</i>	Rio Bravo Texas Ranger	15 gal	90	3 - 5 ft	4 - 6 ft
	<i>Simmondsia Chinensis</i>	Jopba	15 gal	98	6 ft	6 ft
Succulents						
	<i>Agave americana var. marginata</i>	Variegated Century Plant	15 gal	19	4 - 8 ft	6 - 12 ft
	<i>Agave desertiana 'Variegata'</i>	Variegated Smooth Agave	15 gal	123	3 - 4 ft	2 - 3 ft
	<i>Aloe Blue Elf</i>	Aloe Blue Elf	5 gal	19	15 - 18 in	2 ft
	<i>Carnegiea gigantea</i>	Saguaro Cactus	5 ft. MN	5	40 - 50 ft	2 ft
	<i>Fouquieria splendens</i>	Ocotillo	15 gal	3	12 ft	10 ft
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	15 gal	199	6 ft	6 - 8 ft
	<i>Yucca baccata</i>	Banana Yucca	5 gal	29	3 ft	3 ft
Materials Legend						
Material	Size	Area				
Decomposed granite, Desert Gold or equal 1/2" screened	1/2"	38,911 SF				
Local rip rap, Desert Gold or equal	4-8" DIA	7,823 SF				
Belgard Holland Stone Legacy pavers (non-vehicular use) Herringbone bone pattern Charcoal or Larch approved EQ. color	4" x 8"	49 SF				
Direct Colored Smokestack Grey 102 - 5lb integral colored concrete W/ 3/8" saw cut joints. Finish: TOPCAST #405	N/A	1,241 SF				
Natural colored concrete W/ 3/8" saw cut joints. Finish: TOPCAST #405	N/A	2,642 SF				
"A"	18" - 24" DIA	75 (QTY)				
"B" Surface select boulders to match decomposed granite	24" - 36" DIA	69 (QTY)				
"C"	36" - 48" DIA	58 (QTY)				





Elevations



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



DRIVE-THRU ELEVATION



Citizen Participation

- Notified property owners within 1,000 feet, HOAs, and registered neighborhoods
- Applicant and staff have both received a phone call voicing concerns about traffic and noise





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



Planning and Zoning Board