



Planning & Zoning Board



ZON22-01216

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May 10, 2023



Request

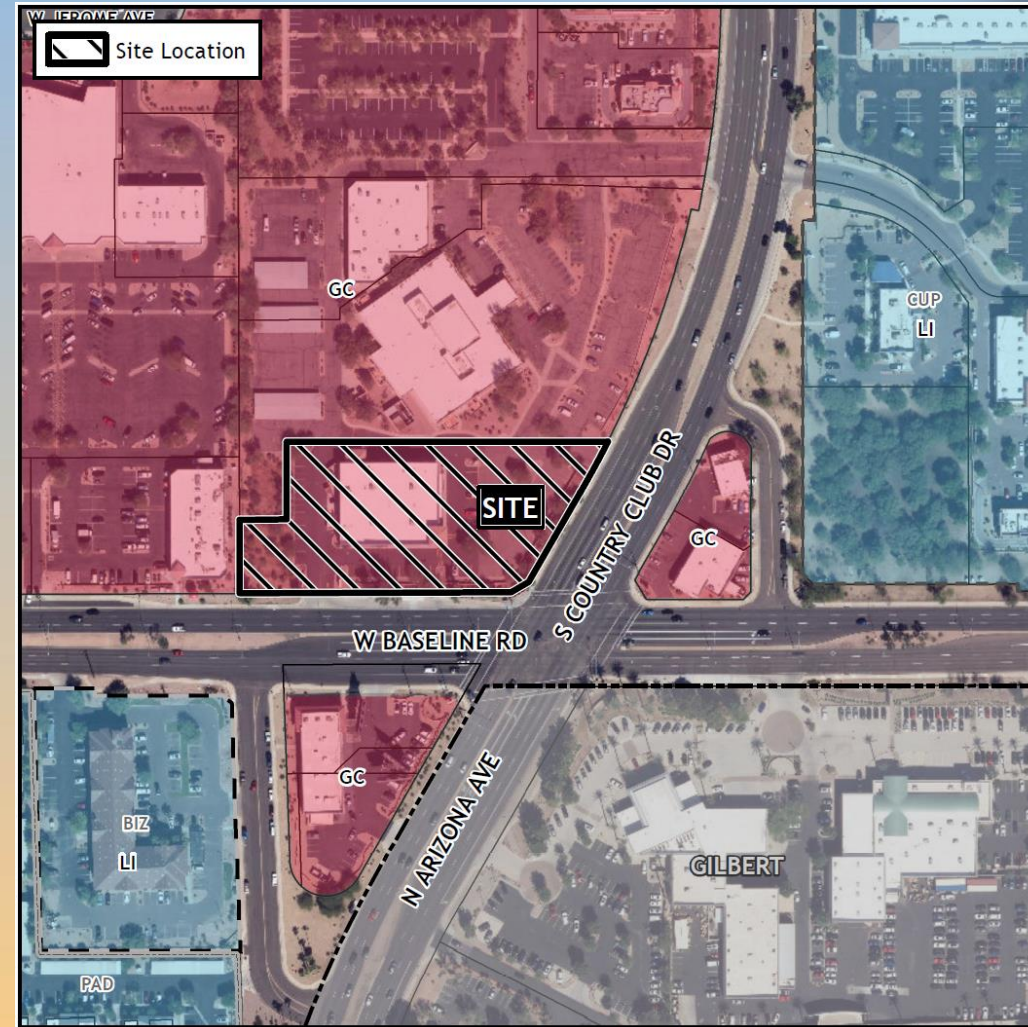
- Site Plan Review
- Development of a Restaurant with a Drive-thru





Location

- North of Baseline Road
- On the west side of Country Club Drive





General Plan

Mixed Use Activity District/Transit Corridor

- Strong and viable centers of commercial activity
- Attract people to unique shopping and entertainment experiences
- Mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops





Zoning

- General Commercial (GC)
- Restaurant with drive-thru is permitted





Site Photo

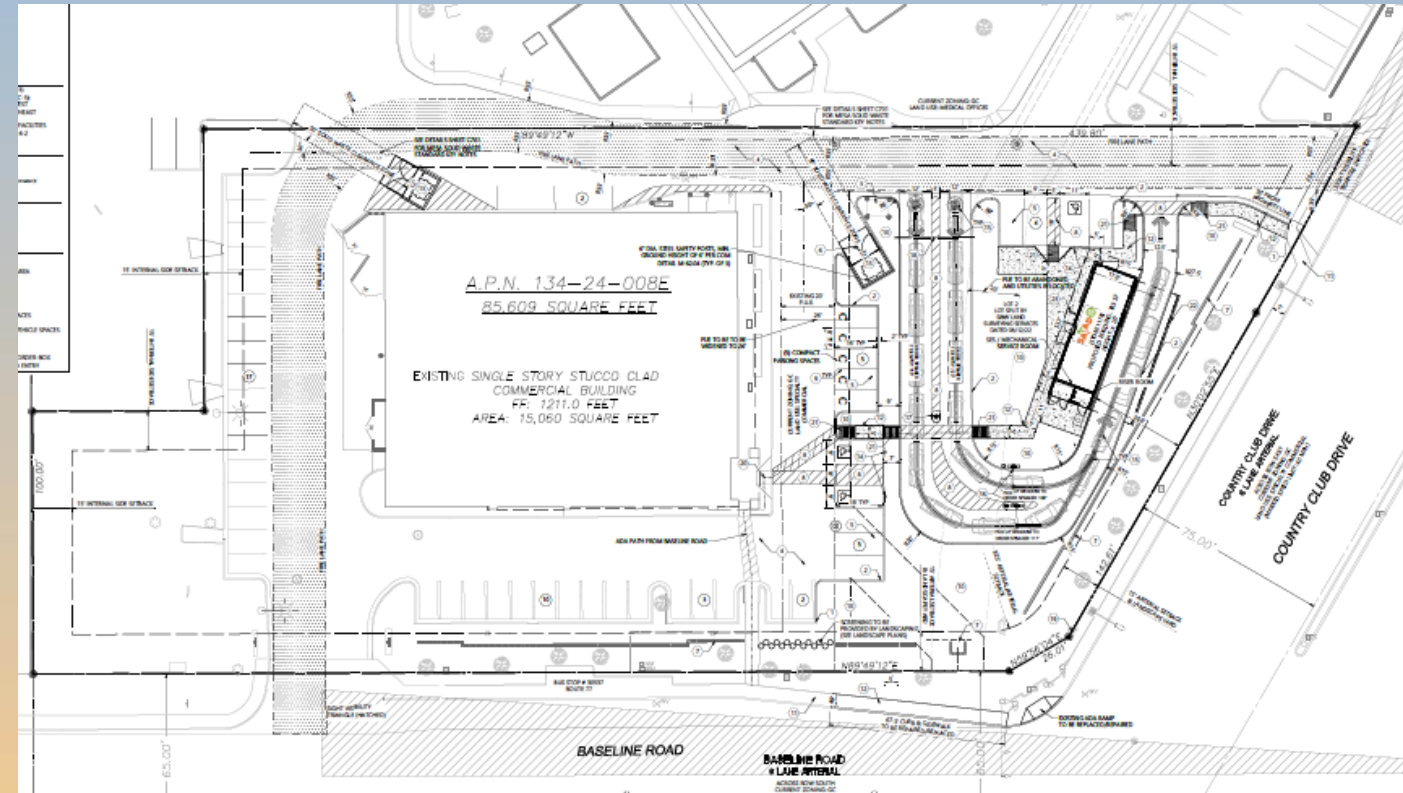


Looking northeast from Baseline Rd



Site Plan

- 783 sq ft restaurant building with drive-thru
- Canopies extend east
- Pedestrian link with sidewalk
- Vehicular access off Country Club Dr and Baseline Rd
- SCIP request for existing nonconforming conditions



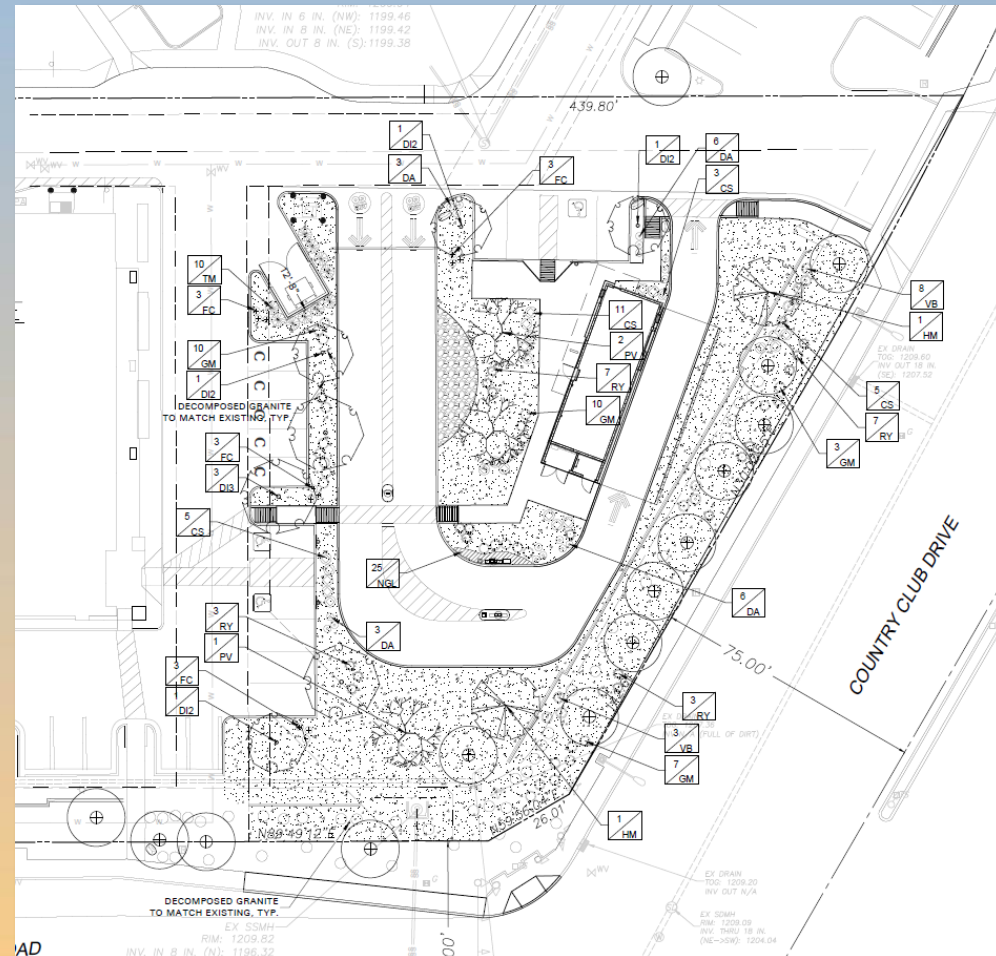


Landscape Plan

PLANT SCHEDULE

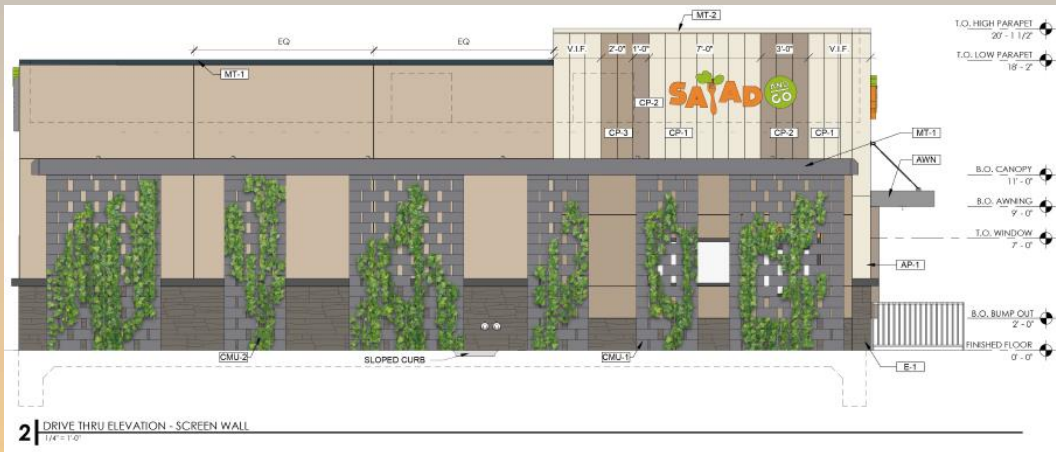
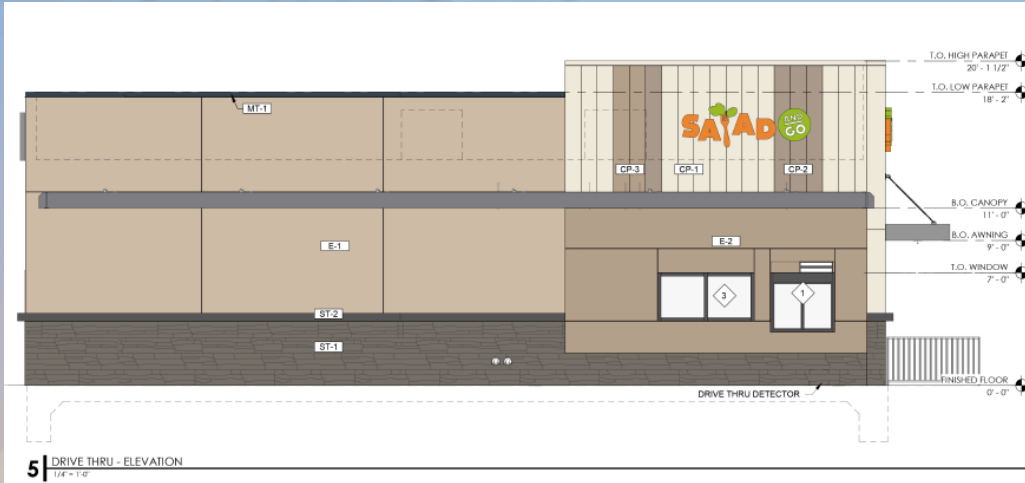
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	DI2	Desert Ironwood	<i>Olneya tesota</i>	24" tree box	10' ht., 3' spread, matching
3	DI3	Desert Ironwood	<i>Olneya tesota</i>	36" tree box	12' ht., 4' spread, matching
2	HM	Honey Mesquite	<i>Prosopis glandulosa</i>	36" tree box	12' ht., 4' spread, matching
3	PV	Palo Verde	<i>Parkinsonia florida</i>	24" tree box	10' ht., 3' spread, matching
SHRUBS					
14	CS	Chihuahuan Sage	<i>Leucophyllum laevigatum</i>	5 gal.	full, 24" sprd, 36" o.c.
18	DA	Damianita	<i>Chrysactina mexicana</i>	5 gal.	full, 24" o.c.
15	FC	Firecracker Plant	<i>Russelia equisetiformis</i>	5 gal.	full, 24" o.c.
30	GM	Gulf Muhly "Regal Mist"	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
20	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
10	TM	Twisted Myrtle	<i>Myrtus communis</i>	7 gal.	full, 30" sprd, 48" o.c.
11	VB	Valentine Bush	<i>Eremophila maculata</i> 'Valentine'	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
25	NGL	New Gold Lantana	<i>Lantana x hybrida</i> 'New Gold'	5 gal.	full, 24" o.c.
		Decomposed Granite			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

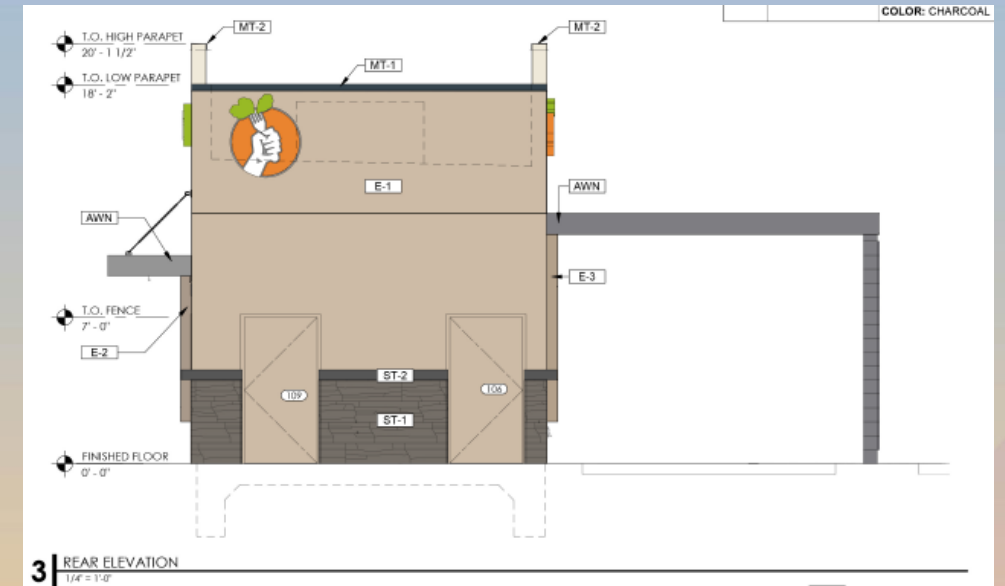




Elevations



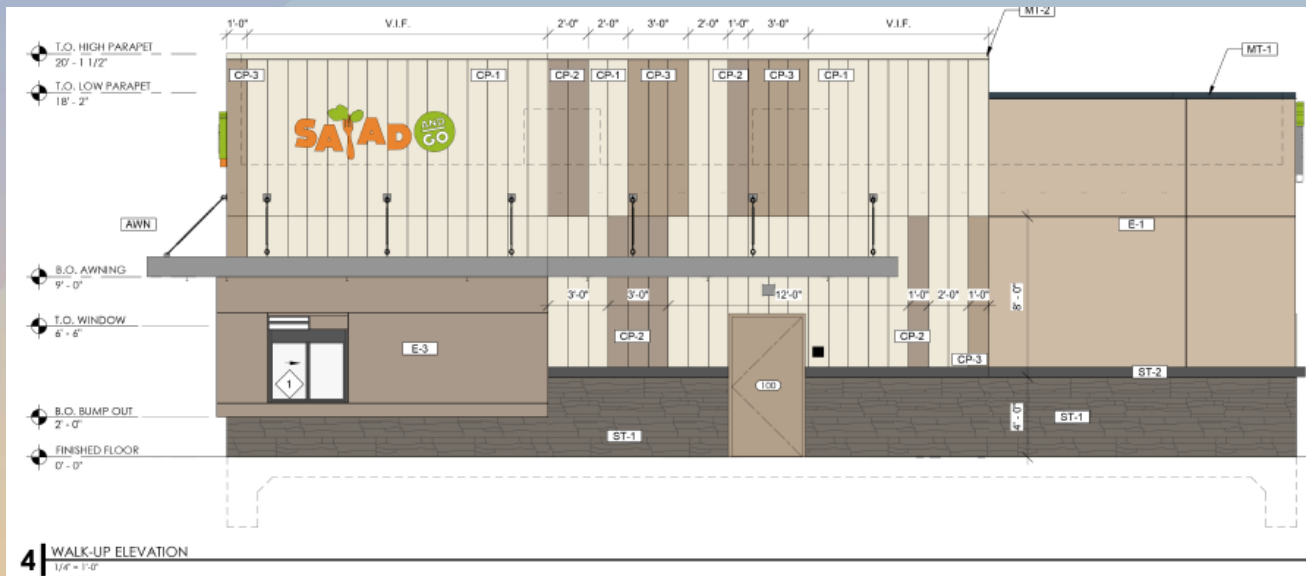
East Elevation



South Elevation



Elevations



West Elevation



North Elevation



Citizen Participation

- Notified property owners within 1,000 feet, HOAs, and registered neighborhoods
- No communication has been recieved





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