



PLANNING & ZONING BOARD

April 28, 2021



ZON20-00820



Request

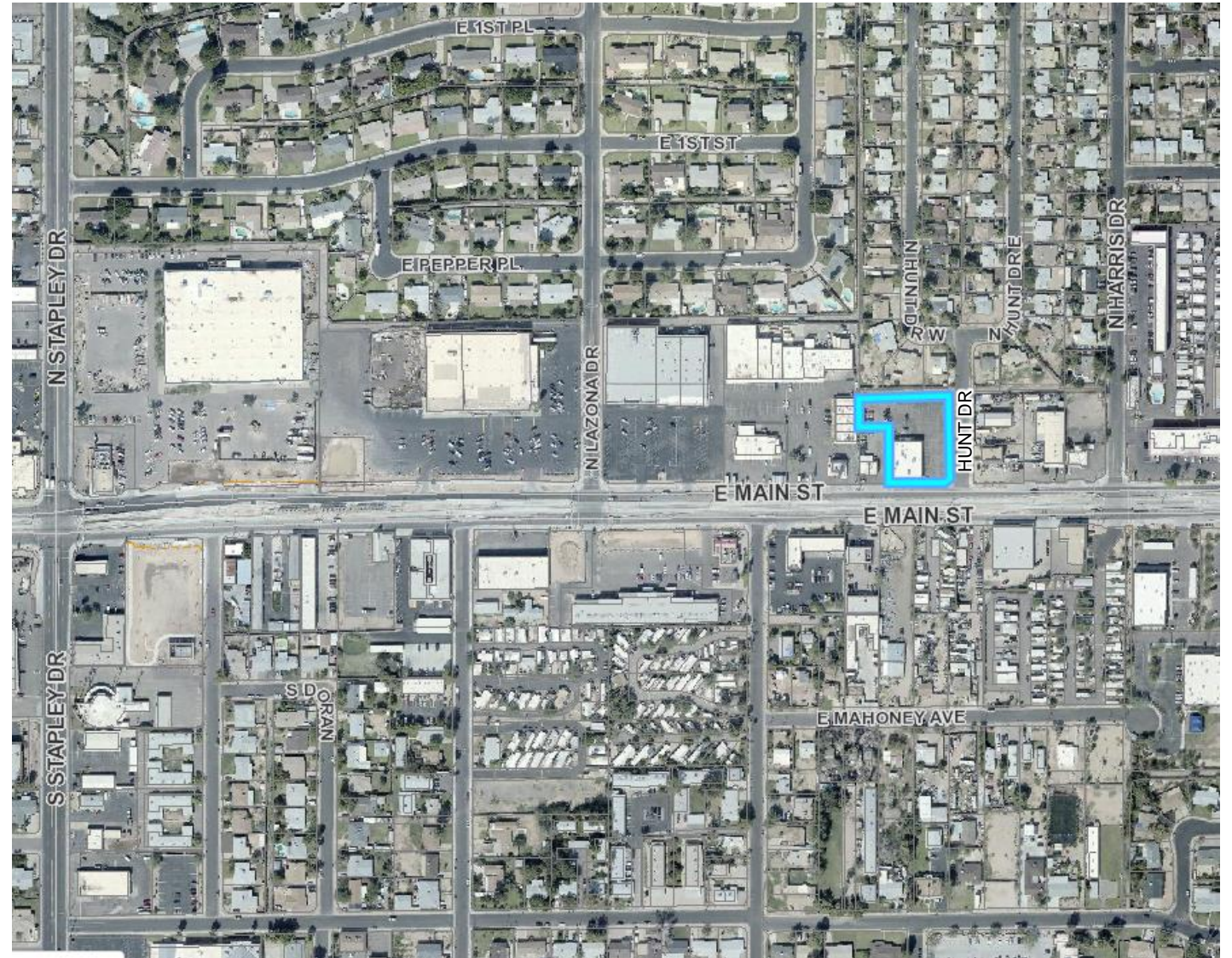
- Site Plan Review

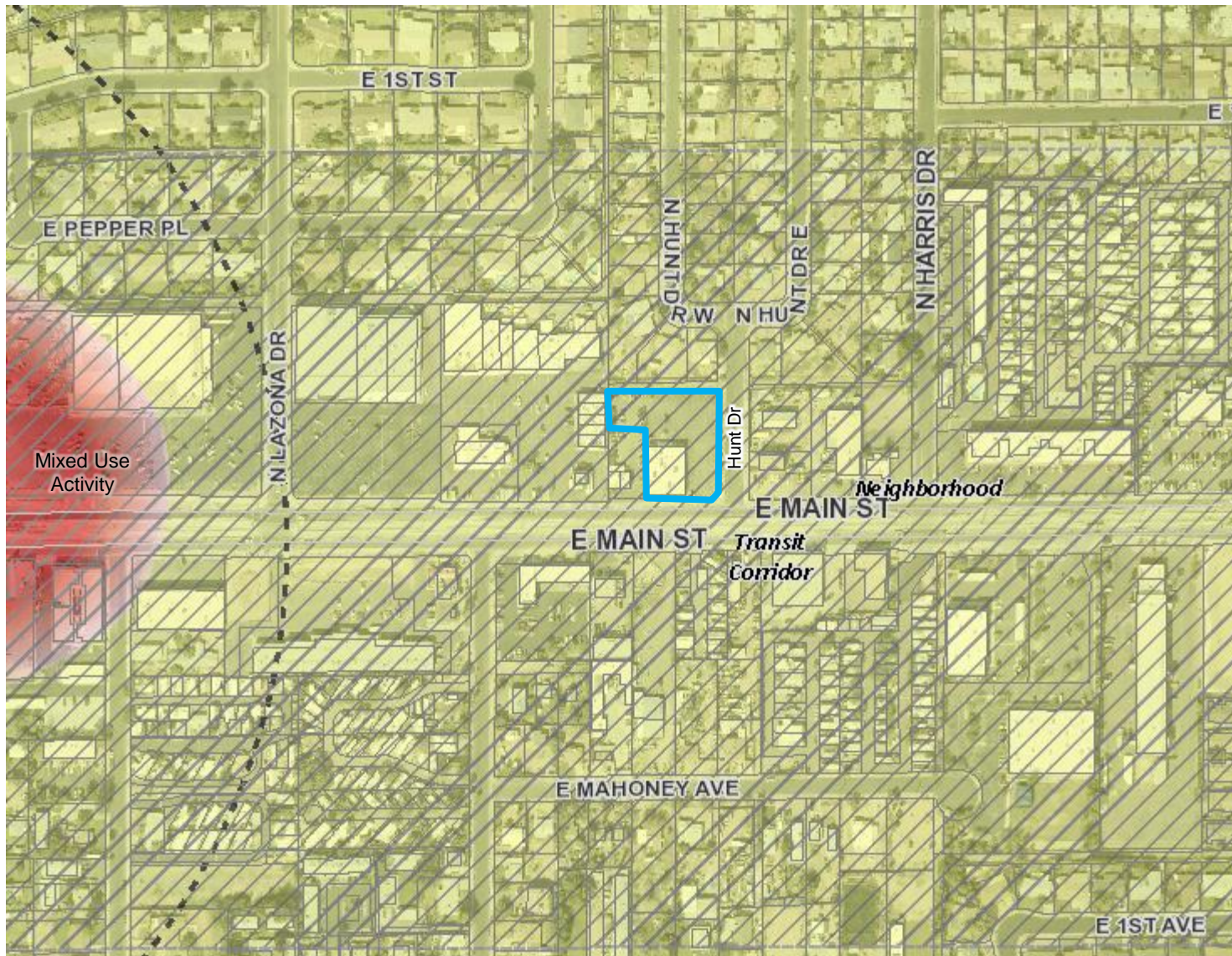
Purpose

- This request will allow for the redevelopment of a restaurant.

Location

- One-third mile east of Stapley Road
- Northwest corner of Main Street and Hunt Drive
- 1526 East Main Street





General Plan

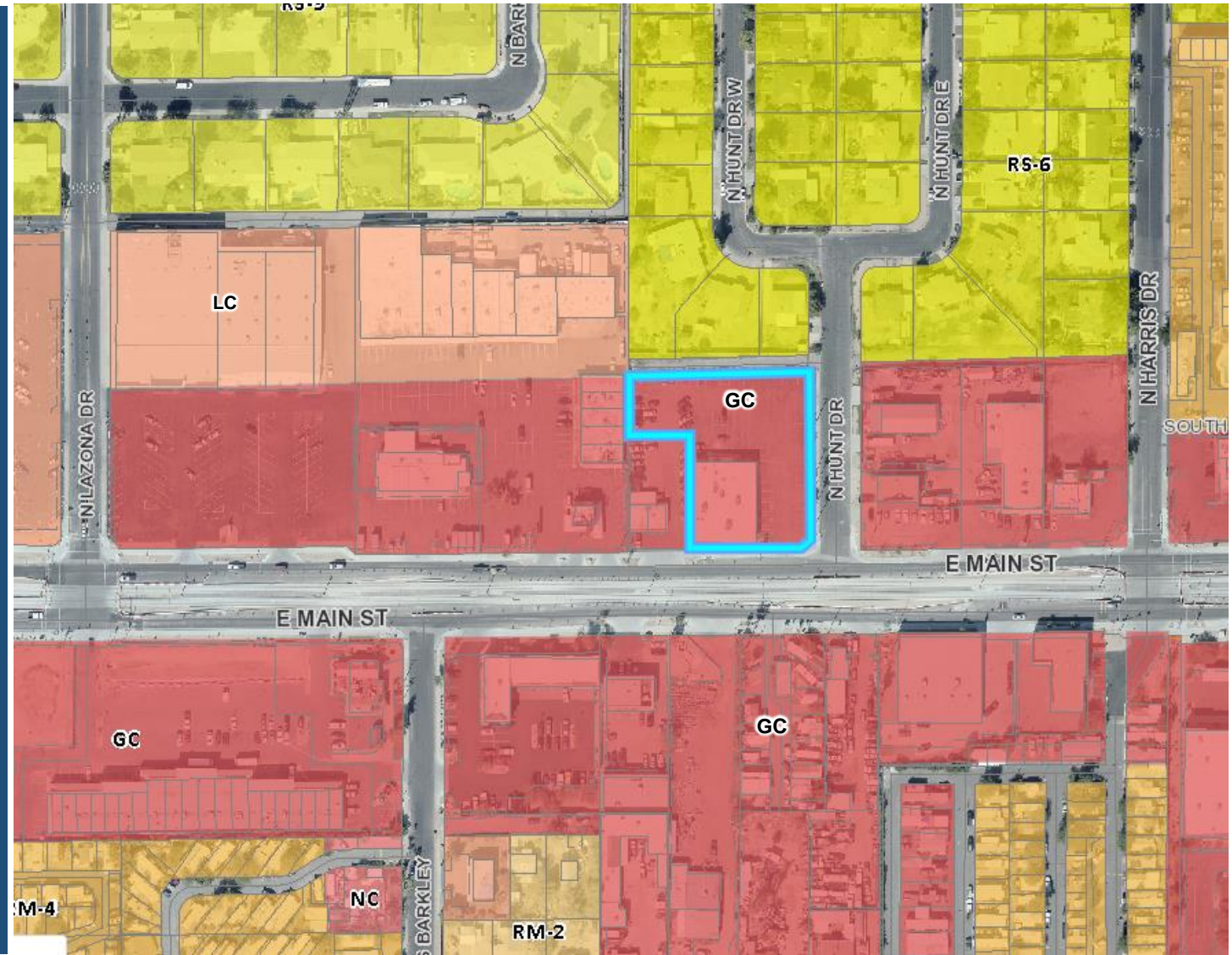
Neighborhood, Transit Corridor - Station Sub-type and Central Main Street Area Plan

- Primarily single-residence uses
- May contain commercial uses on arterial frontages
- Develop a mixed-use, pedestrian friendly, urban environment within walking distance of light rail stations

Zoning

General Commercial (GC)

- A full-service restaurant is a permitted use



Site Photos



Looking north at existing site



Looking west at existing site

- New 5,630 SF building
- New perimeter, parking lot and foundation base landscape
- New 6-foot high masonry wall along north property line
- 52 parking spaces provided
- BOA approved SCIP for development modifications



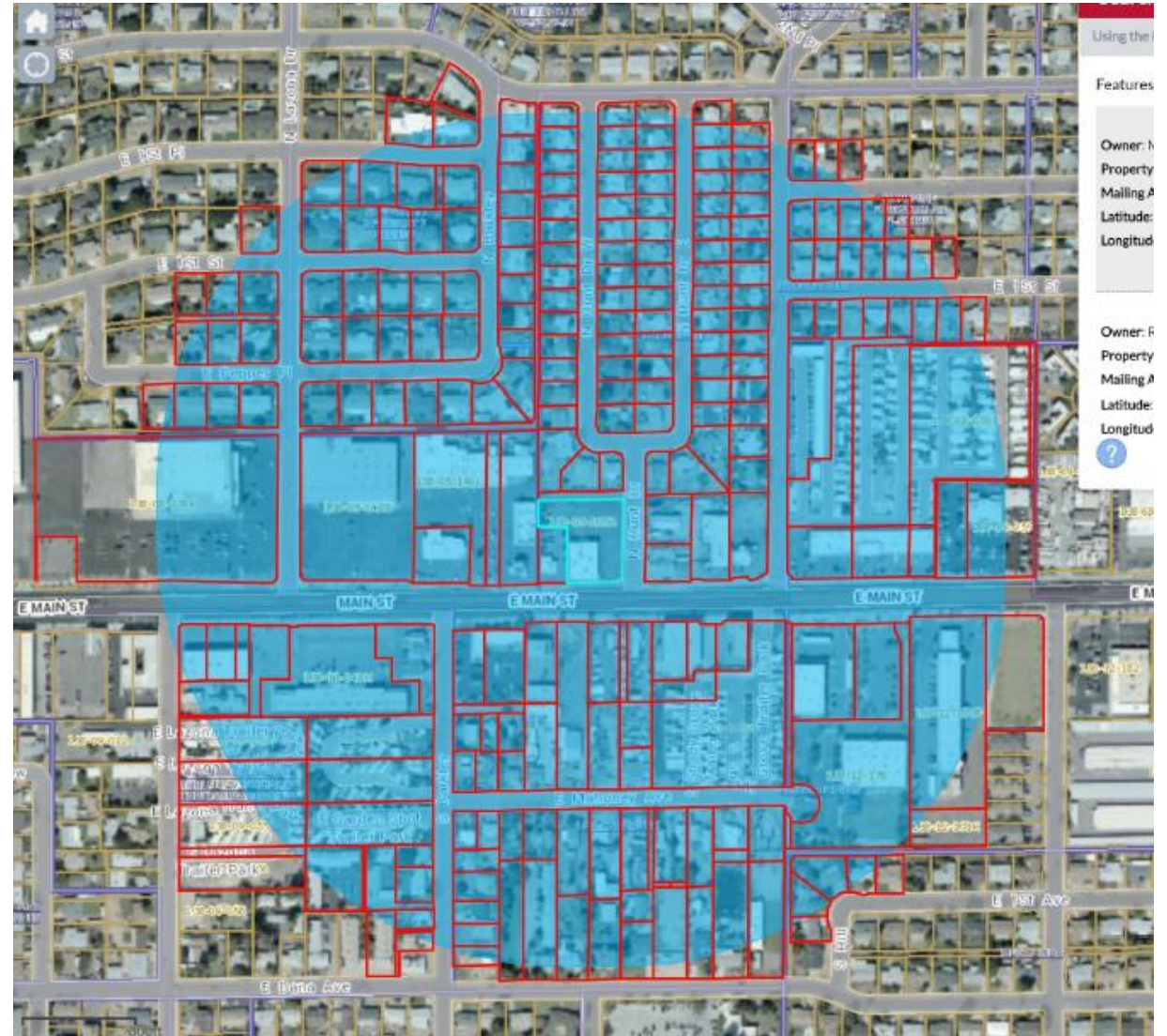
Design Review

- April 13, 2021



Citizen Participation

- Property owners within 1,000 feet, HOA's, & Registered Neighborhoods
- Public hearing notices
 - Several calls in support
 - One call about height of wall and tree type along north property line



Summary

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 Recommendation

Approval with Conditions



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