

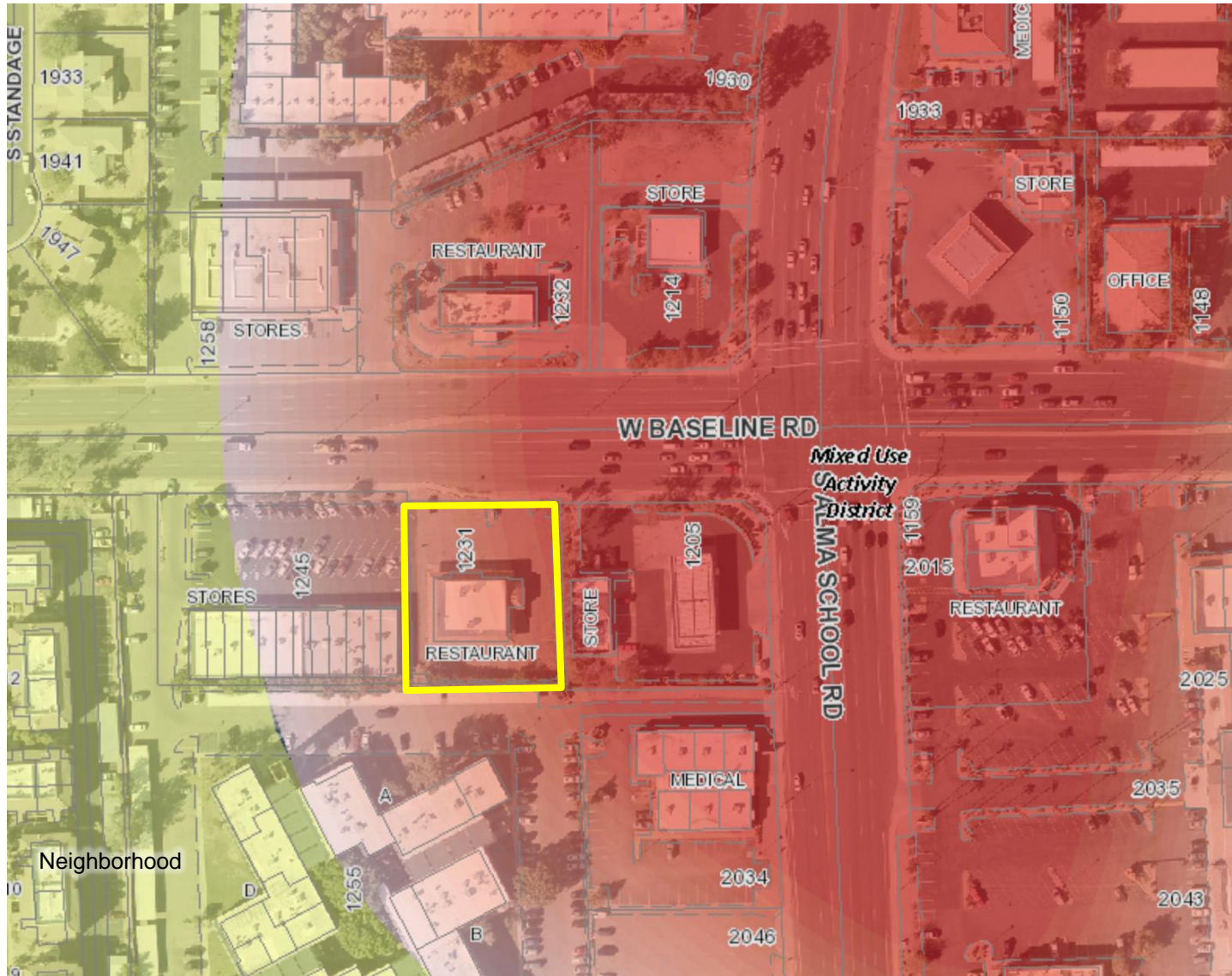


BOA21-00482

Location

- 1231 West Baseline Road
- 200± feet west of Alma School Road
- South side of Baseline Road
- Located in the Dobson Ranch Community





General Plan

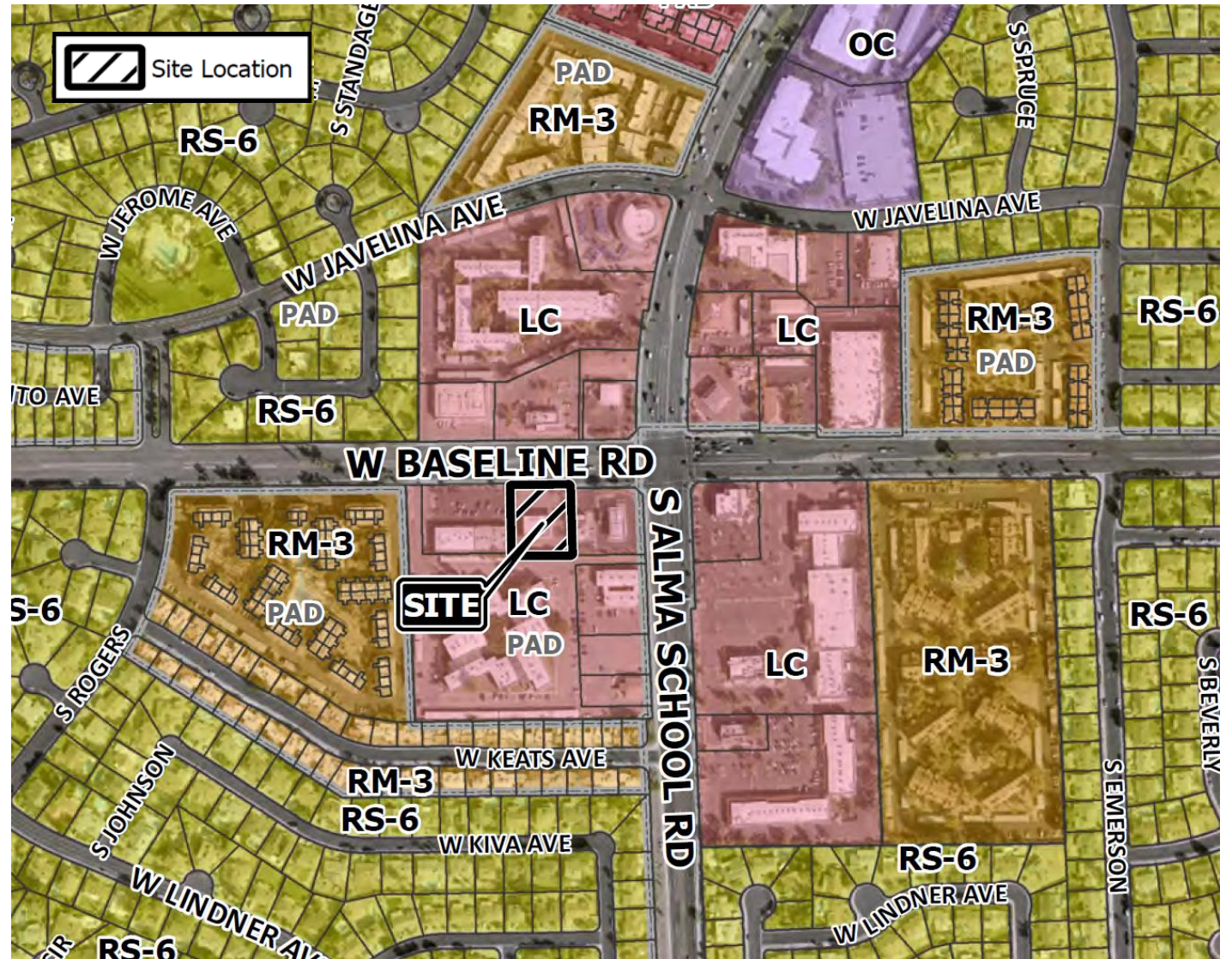
Mixed Use Activity

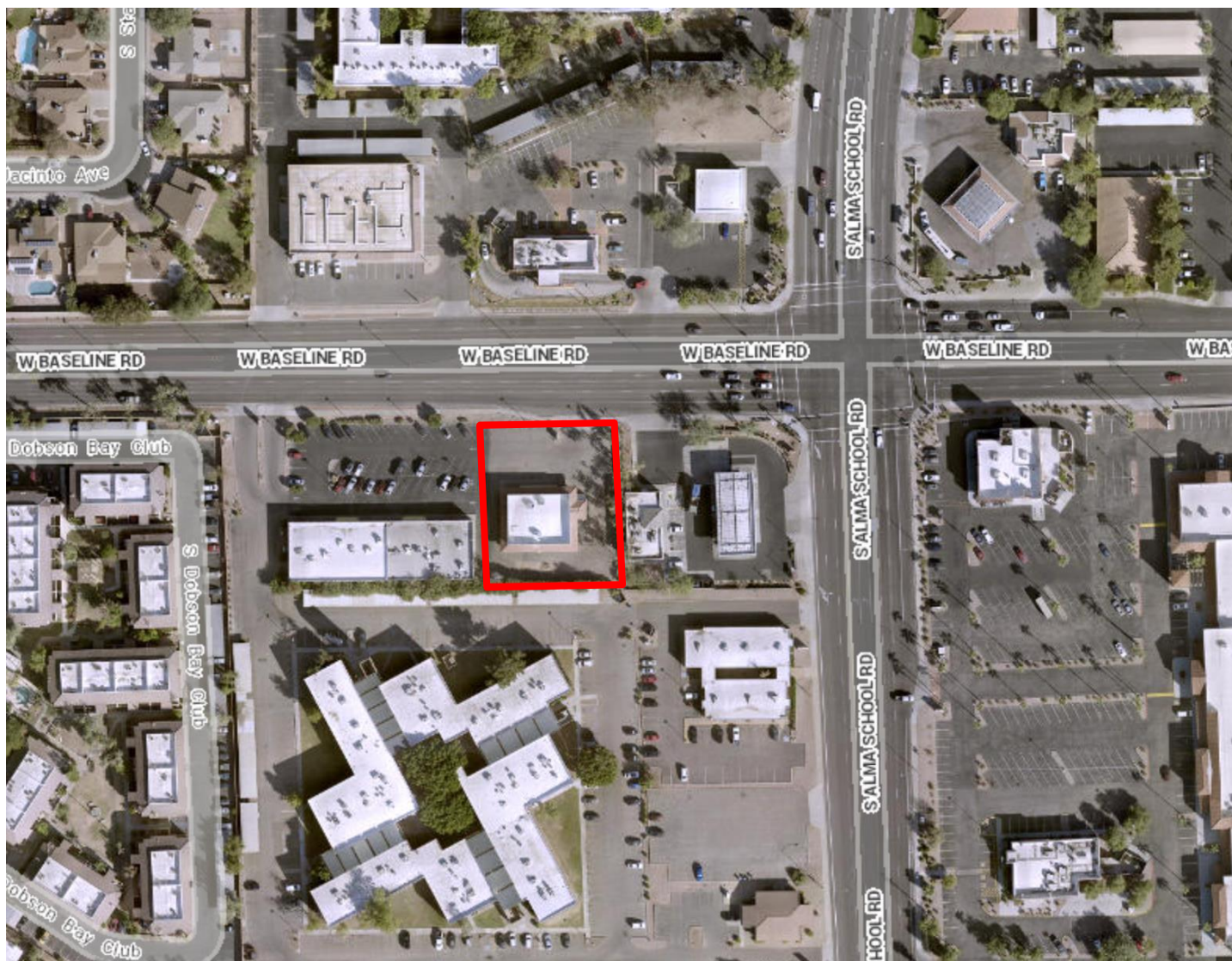
- Create strong and viable commercial activity centers
- Provide unique shopping and entertainment experiences

Zoning

Limited Commercial Planned Area Development (LC-PAD)

- A limited service restaurant with drive-thru lane is a permitted use in the LC District





Request

- SCIP

Purpose

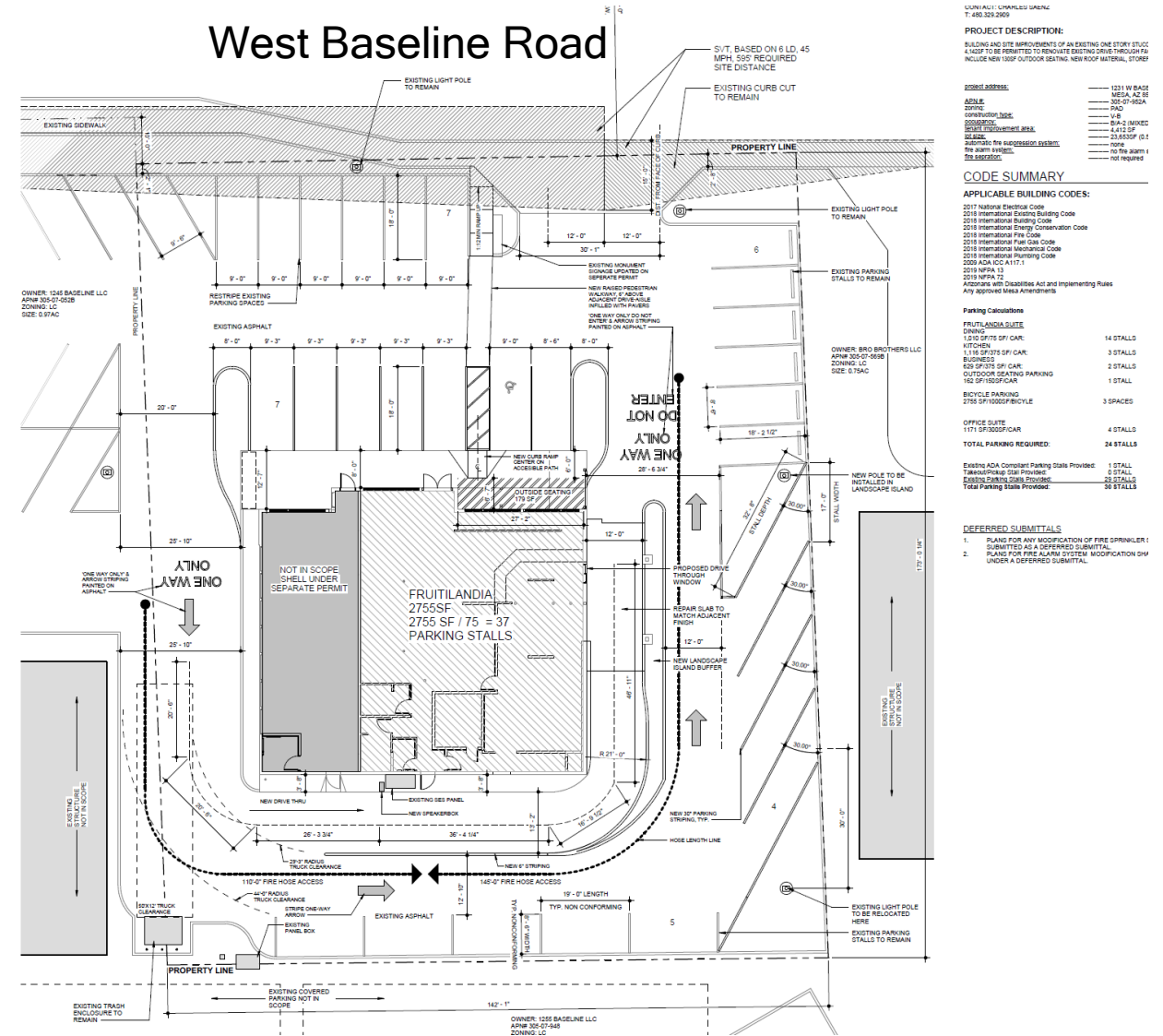
- Allow deviations to development standards for the re-establishment of a drive-thru at an existing restaurant building

Site Photos

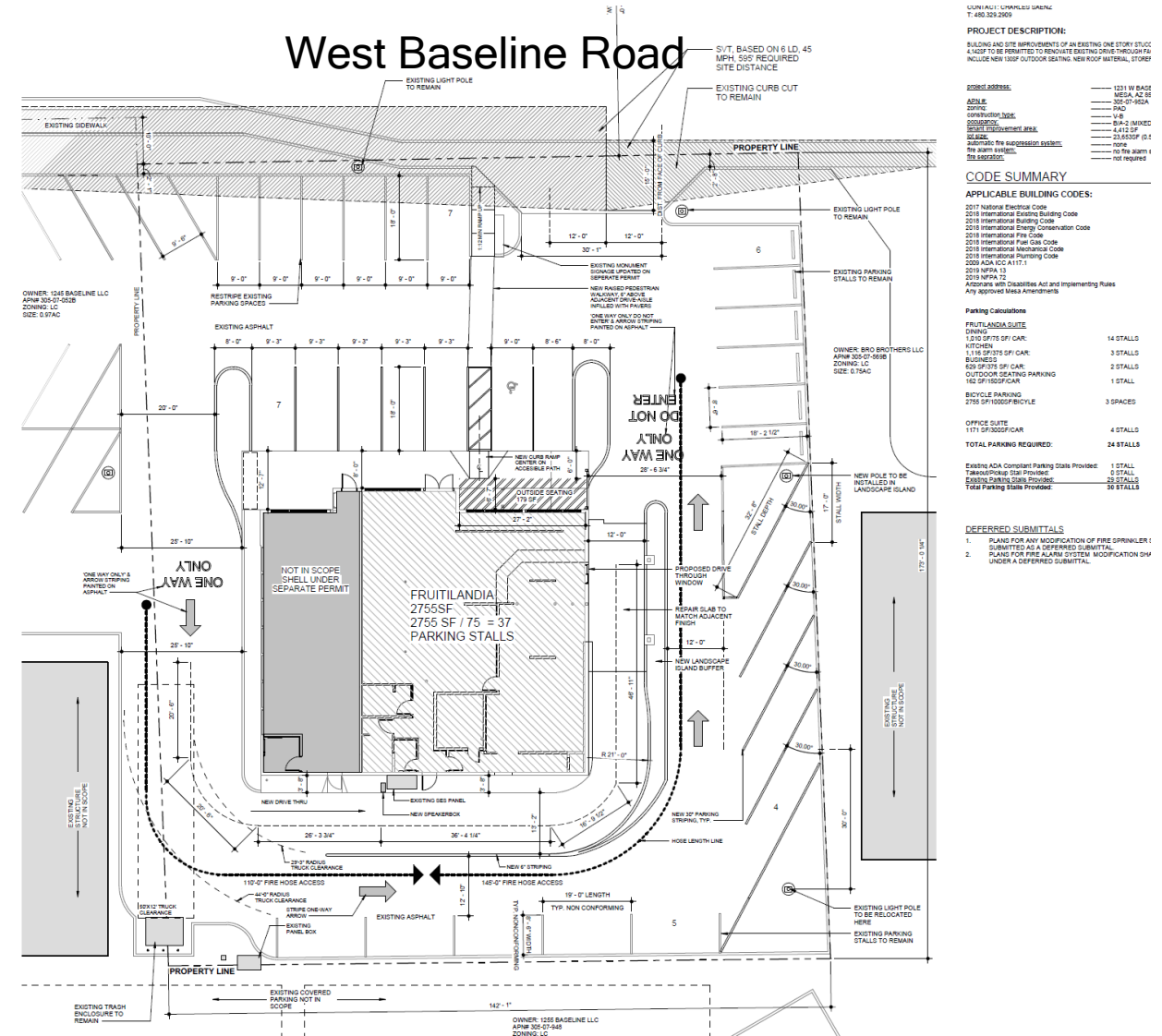


View from Baseline Road Drive looking south towards the subject site

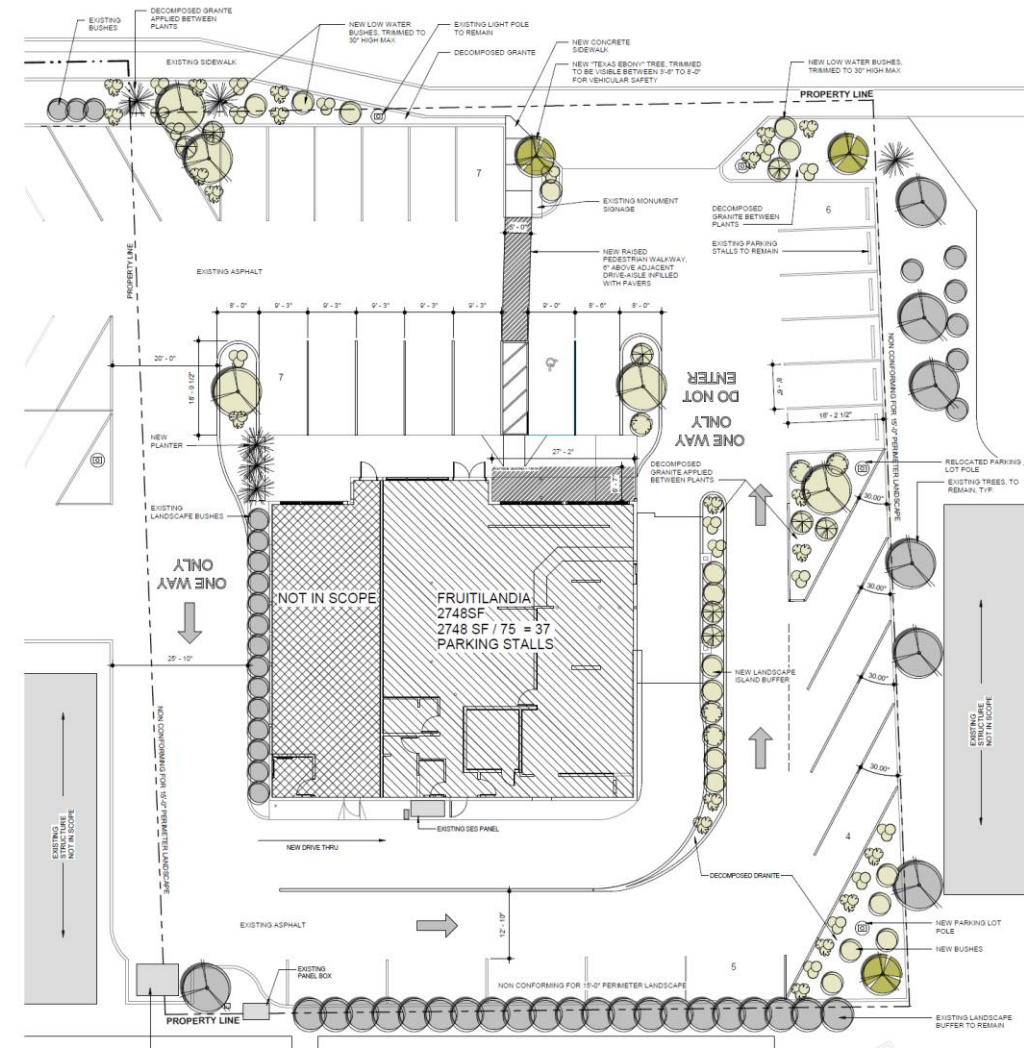
- Reduced perimeter landscape area widths
- Reduced quantities of required plant material in perimeter landscape areas
- Reduced foundation base widths adjacent to the elevations



- New drive-thru lane adjacent to the south and east sides of the building
- New 5-foot wide landscape median between drive-thru lane and adjacent drive aisle.
- New landscape islands with plant material



- New plant material within the existing perimeter and foundation base landscape areas.



Approval Criteria

Section 11-73-3

- | | |
|---|--|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | No new non-conforming conditions will be created with the re-establishment of the drive-thru facilities |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood |

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

Staff Recommendation

Approval with Conditions



BOA21-00482