

**PLANNING AND ZONING  
VICINITY MAP**

**CASE:**  
Z15-009

**PROJECT:**  
SALAD AND GO

**ADDRESS:**  
5259 E BROWN RD (DISTRICT 5)

**REQUEST:**  
SITE PLAN MODIFICATION. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A RESTAURANT WITH A DRIVE-THRU.

Z15-009

Z15-009

Z15-009

Z15-009

Z15-009



## Planning and Zoning Board

---

### *Case Information*

**CASE NUMBER:** Z15-009 (PLN2014-00644)  
**LOCATION:** 5259 E. Brown Road  
**GENERAL VICINITY:** Located east of Higley Road and south of Brown Road  
**REQUEST:** Site Plan Modification in the LC zoning district.  
**PURPOSE:** This request will allow for the development of a restaurant with a drive-thru.  
**COUNCIL DISTRICT:** District 5  
**OWNER/APPLICANT:** Alta Mesa Salad LLC- Beau Woodring  
**STAFF PLANNER:** Kaelee Wilson, Planner I

### **SITE DATA**

**PARCEL NO.:** 141-47-979  
**PARCEL SIZE:** 31,153 SF; .71 acre  
**EXISTING ZONING:** Limited Commercial (LC)  
**GENERAL PLAN DESIGNATION:** Mixed Use Activity District  
**PROPOSED LAND USE:** Drive-thru restaurant  
**CURRENT LAND USE:** Vacant  
**PARKING REQUIRED:** 11 spaces  
**PARKING PROVIDED:** 13 spaces  
**BUILDING SQUARE FOOTAGE (GFA):** 677 square feet plus 1,016 square foot patio for outdoor seating and drive- thru

### **SITE CONTEXT**

**NORTH:** (Across Brown Road) Existing residential- zoned RS-7- PAD  
**EAST:** (Across Sinvoa) Existing residential – zoned RS-7  
**SOUTH:** Group Commercial Center – zoned LC  
**WEST:** Group Commercial Center – zoned LC

### **ZONING HISTORY**

**June 26, 1979:** Annexed into City (Ord. #1250) and subsequently zoned R-3  
**January 19, 1984:** Amendment to the Alta Mesa Master Plan (Z83-155)  
**June 21, 1984** Rezoned from R-3 to C-2 (Z84-061)  
**April 7, 1988** Amendment to the Alta Mesa Master Plan (Z88-013)

**STAFF RECOMMENDATION: Approval with conditions**

**P&Z BOARD RECOMMENDATION:**  Approval with conditions.  Denial

**PROPOSITION 207 WAIVER SIGNED:**  Yes  No

## PROJECT DESCRIPTION

This request is for site plan review to allow the development of a 677 square-foot (plus a covered patio and drive thru for a total of 1,693 square feet under roof) drive-thru restaurant called Salad and Go. Salad and Go's business model is to provide fresh food in a fast food setting. The majority of their sales happen via drive-thru but they also have a walk-up window with outdoor seating for customers. The restaurant does not provide any indoor seating but will provide a 700 square-foot covered patio with outdoor seating.

The site is located in the Alta Mesa Commercial Center on the southeast corner of Higley and Brown Roads. The site is surrounded by residential uses with a larger commercial retail center located on the west side of Higley Road.

The proposed building elevations have been reviewed by the Design Review Board at their January 13, 2015 'Work Session'. The Board had concerns about the lack of architectural detailing and the heaviness of the building. Since the Work Session, the applicant has worked with staff to create a design that meets the intent of the Design Review Board's concerns. Staff is very pleased with the revised elevations.

### RESTAURANT PROPOSAL:

Building	Parking	Miscellaneous
Building: 677 s.f. Outdoor seating: 700 s.f.	Required for restaurants: 1/100 for indoor area 1/200 for outdoor seating Required: 11 Provided: 13	Building Setbacks: Brown Road: 15' req.; 23' prov. East: 20' req.; 20' prov. South: 0' req. (Group COI); 5' prov. West: 0' req. (Group COI); 12'- 9" prov.

## CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 1,000-feet of the subject site, registered neighborhoods within half a mile and the Alta Mesa Homeowner's Association. The applicant submitted a Citizen Participation Report and indicated that they had not received any comments or concerns from any neighbors. Staff has not received any contact from residents.

## CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

### **Criteria for review of development**

State statutes require that all adopted zoning and rezoning ordinances be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans. The following criteria have been developed for use during the review process to determine whether or not the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements. Since the request is for site plan review for an allowable use within the zoning district, minimal review criteria from the General Plan are applicable.

### **Is the proposed development consistent with furthering the intent and direction contained in the General Plan?**

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

*The proposed use of this property is consistent with the guiding principles of the General Plan.*

The Plan also describes 5 key elements to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

*The proposed development will assist the City in promoting the five key elements by doing the following:*

**1.) High Quality Development-** *The applicant redesigned the building to reflect the Design Review Board's comments. The newly design building is eye-catching and utilizes various building materials. The building will enrich the shopping center in which it's being developed.*

**2.) Changing Demographics-** *Not applicable.*

**3.) Public Health-** *The development will assist in furthering the Public Health goal by being developed in a way that promotes walkability. The applicant has addressed this element by adding a pedestrian connection from Brown Road.*

**4.) Urban Design and Place Making-** *The development will aide Urban Design and Place-Making by developing a vacant by-passed parcel in a high activity area. The applicant has given great consideration into designing a site plan that furthers the betterment of the built environment. The site will have lush landscaping with a turf area centrally located that will serve as an amenity to customers.*

**5.) Desert Environment-** *The applicant has taken the Desert Environment element into consideration by creating a sizable covered patio, walk-up and drive-thru areas around the building. The large overhangs will provide additional shading for the building in the harsh summer months.*

**2. Is the proposed development consistent with adopted sub-area or neighborhood plans?**

*The proposed restaurant doesn't fall within an adopted sub-area or neighborhood plan.*

**3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?**

Figure 7-1 of the Mesa 2040 General Plan shows this area as Mixed-Use Activity District. The site is part of a group commercial center that is located on an intersection that boasts multiple commercial developments. Across Higley Road is a larger commercial center that has many pad buildings. Staff believes the use and development form is consistent with the Mixed Use Activity District. The goal within this district is to create strong and viable centers for commercial activity. The applicant is developing the last vacant parcel within a well-established commercial center. The development of the proposed restaurant will bring additional customers into this area; thus strengthening the viability of the overall center and surrounding businesses.

*The proposed development and development form is appropriate in the Mixed-Use Activity District.*

**4. Will the proposed development serve to strengthen the character of the area by:**

• **Providing appropriate infill development;**

*This request will facilitate infill development on a site that has been vacant since the development of the shopping center.*

• **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

*The request will allow for the development of a bypassed pad site in an existing shopping center that will serve the surrounding residents.*

• **Adding to the mix of uses to further enhance the intended character of the area;**

*The center already has a multitude of uses that includes both fast-food and full-service restaurants. The proposed use of a restaurant will further contribute to an overall well-rounded commercial center.*

• **Improving the streetscape and connectivity within the area;**

*The applicant is providing an improved pedestrian connection to Brown Road that meets Code requirements.*

• **Improving safety within the area;**

*Development consistent with current development standards and codes will increase safety in the area.*

• **Adding to the sense of place;**

*The restaurant will have a substantial outdoor seating area and a large internal turf area surrounded by lush landscaping. These features should aide in the creation of a sense of place for any customer that visits the restaurant.*

- **Meeting or exceeding the development quality of the surrounding area?**

*The building will bring a new, modern design to a commercial center that initially developed in the late 1980's. The site will be developed in a way that meets or exceeds code requirements which will enhance the quality of the overall center.*

### **STAFF ANALYSIS:**

The proposed development provides a high level of design on a relatively small by-passed pad site. The building is situated on the site in a manner that decreases the impact of the drive-thru while allowing for a large internal open space for customers to enjoy. Overall, the site is well designed to integrate into the center while providing a modern design that will enrich the surrounding area.

### **CONCLUSIONS:**

Staff has no significant concerns regarding this request and recommends approval of this case subject to the following conditions:

### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with all Design Review requirements
3. Compliance with all requirements of the Development and Sustainability, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all City development codes and regulations.
5. **Any dead or missing landscaping adjacent to Brown Road shall be replaced.**



EQUIPMENT SCHEDULE

ITEM NO.	DESCRIPTION	MODEL #	BY OWNER	BY CONTR.	REMARKS
1	47"X18" DEEP X 75" HIGH S.S. W/ (4) SHELVES	-	*	*	
2	35"X18" DEEP X 75" HIGH S.S. W/ (4) SHELVES	-	*	*	
3	"R.W. ROGERS COMPANY" (3) COMPARTMENT SINK	3PB1824-2D18		*	
4	"R.W. ROGERS COMPANY" (2) COMPARTMENT SINK	2PB1824-2D18		*	
5	72"X30" DEEP S.S. PREP. TABLE	-	*	*	
6	"WARING" ELECTRIC (2) BURNER	-	*	*	
7	"ROBOT COUPE" CUTTER/MIXER	-	*	*	
8	"VITAMIX" BLENDER	VITA-PREP 3	*	*	
9	"WARING" HAND MIXER	-	*	*	
10	POINT OF SALE	-	*	*	
11	"MANTOWOC" SODA/ICE MACHINE	SV-250	*	*	
12	(3) "BUNN" ICED TEA BREWERS	TB3Q-TDO-4	*	*	
14	"TAYLOR" SHAKE FREEZER	490-33	*	*	
15	46"X18" DEEP X 87" HIGH S.S. W/ (5) SHELVES	-	*	*	
16	72"X30" DEEP S.S. EXPO TABLE	-	*	*	
17	"TRUE" FOOD PREP. TABLE	TSSU-72-30M-B-DS-ST	*	*	
18	48"X30" DEEP X 25" TALL S.S. TABLE	-	*	*	
19	"TURBO CHEF" HIGH H CONVEYOR	2020	*	*	
20	63"X24" LAMINATE DESK	-	*	*	
21	12'-0"X8'-5" WALK-IN-COOLER	-	*	*	
22	COFFEE MACHINE	-	*	*	
23	10"X46" DEEP S.S. TABLE	-	*	*	
24	72"X24" S.S. SHELF HUNG FROM TRUSSES	-	*	*	INSTALLED BY CONTRACTOR
25	46"X24" S.S. SHELF HUNG FROM TRUSSES	-	*	*	INSTALLED BY CONTRACTOR
26	VOLRATH PANINI PRESS	40794	*	*	

NOTE: NO HOOD IS REQUIRED. ALL EQUIPMENT IS VENTLESS AND DOES NOT REQUIRE ANY TYPE OF VENTING OR EXHAUSTING.

DOOR SCHEDULE

DOOR NO.	TYPE	DOOR SIZE			DOOR MATERIAL	GLAZE	FRAME				H.W. SET	REMARKS
		WIDE	HGT	THICK			MATERIAL	TYPE	HEAD	JAMB		
101	A	3'-0"	7'-0"	1-3/4"	HM	NONE	HM	-	-	-	1	-
102	A	3'-0"	7'-0"	1-3/4"	HM	NONE	HM	-	-	-	2	-

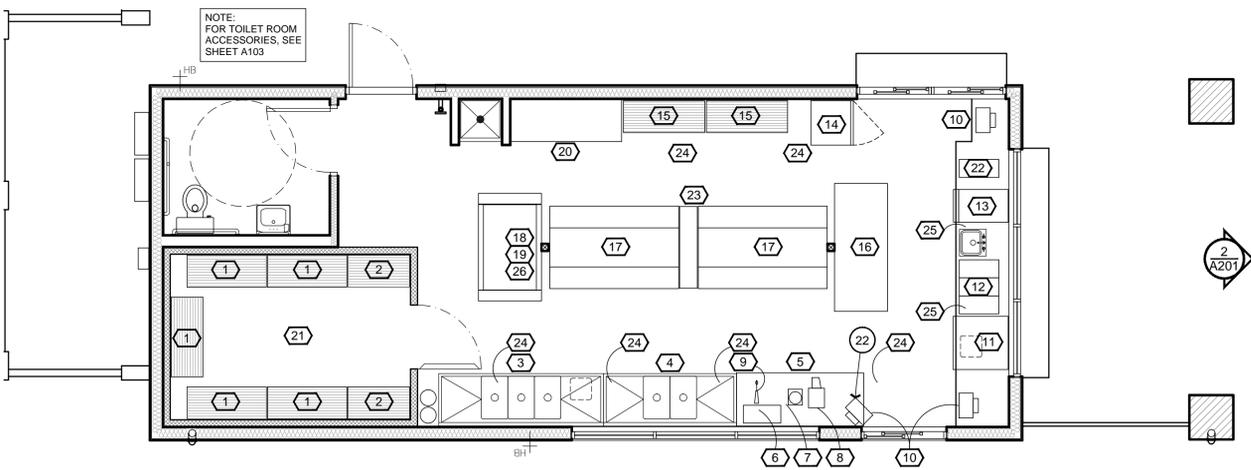
HARDWARE TYPES

ENTRY SETS  
1. UTILITY ENTRY SET: PROVIDE SECURITY HINGES, LATCH WITH LOCK CYLINDER, THRESHOLD AND WEATHERSTRIPPING. PROVIDE PEEP HOLE.

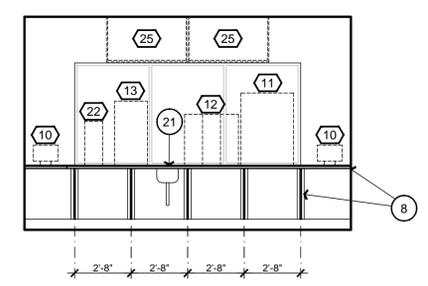
PRIVACY SETS  
2. SWING PRIVACY SET: PROVIDE HINGES AND LATCHSET WITH KICK PLATES BOTH SIDES.

GENERAL NOTES

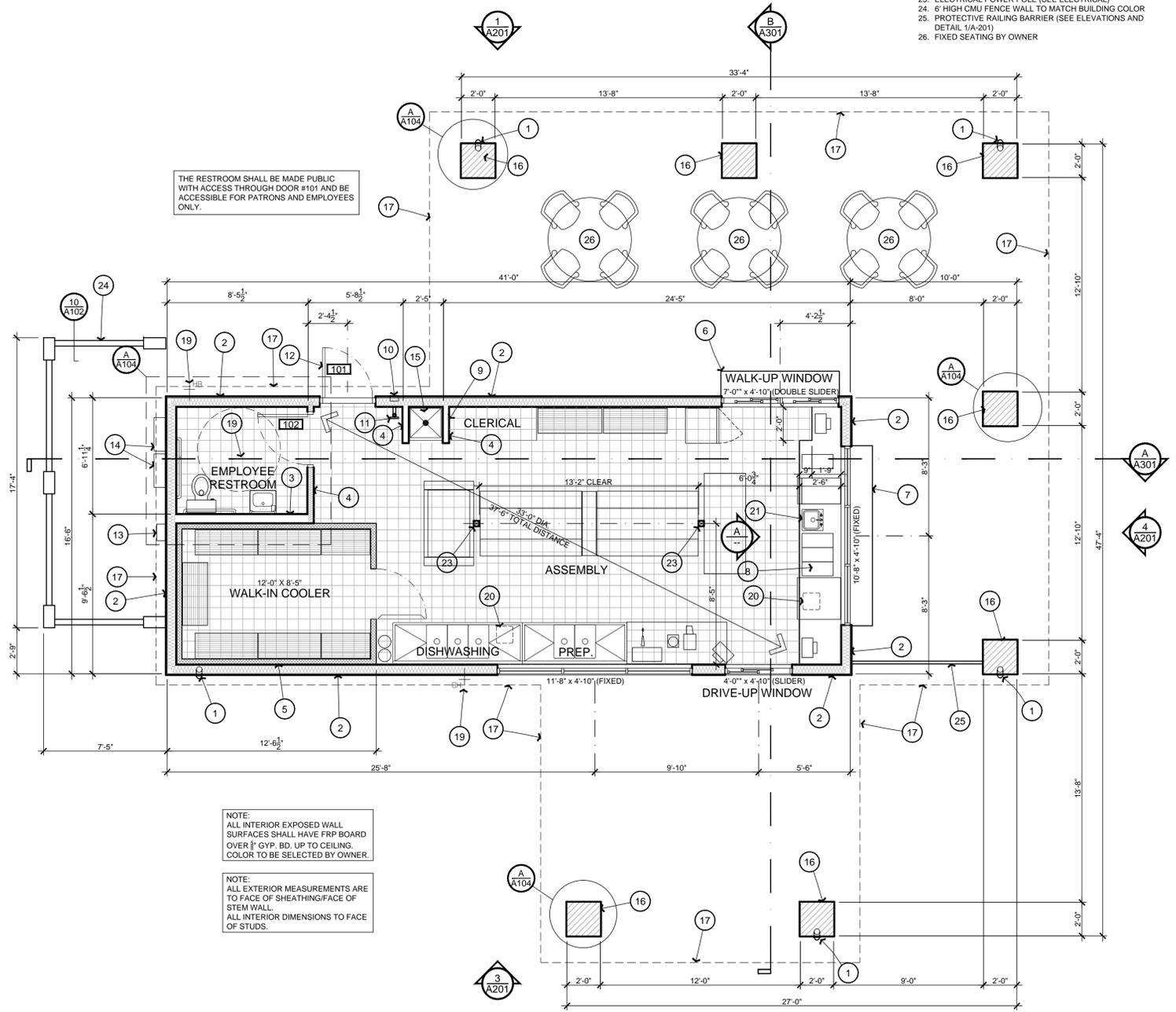
- ROOF DRAINAGE WILL BE INTERNAL DOWN SPOUTS WITH AN EXTERNAL OVERFLOW SCUPPER.
- HVAC UNITS WILL BE ROOF LOCATED BEHIND PARAPET.
- EXTERIOR SOFFITS SHALL HAVE EXTERIOR TYPE CAN LIGHTING.
- ROOF DRAIN LEADER. SEE PLUMBING FOR SIZING EIFS OVER WATER-RESISTIVE BARRIER OVER SHEATHING OVER 2X6 STUDS @ 16" O.C. (SEE STRUCTURAL) W/ R-19 BATT INSULATION. PROVIDE WEEP SCREED AT BOTTOM OF EIFS.
- 2X6 STUDS @ 16" O.C. W/ 1/2" GYP. BD. (BOTH SIDES)
- 2X4 STUDS @ 16" O.C. W/ 1/2" GYP. BD. (BOTH SIDES) W/ SOUND BATT INSULATION WHERE INDICATED
- PRE-FAB WALK IN COOLER BY OWNER
- 18" DEEP S.S. SERVICE SHELF AT +34" AFF
- 12 DEEP S.S. SHELF AT +34" AFF
- CORIAN COUNTERTOP WITH VERTICAL, ANGLED LAMINATE BRACES. OWNER TO SELECT COLOR
- TELEPHONE PANEL
- KNOX BOX MOUNTED @60" ABOVE GRADE (RECESSED). KNOX BOX REQUIRED AREA ADDRESSED IN T.O.G. FIRE PREVENTION REGULATION 2006-019. A HINGED SERIES 3200 BOX IS REQUIRED.
- FIRE RISER LOCATIONS
- "NO SMOKING" SIGNAGE PER STATE AND C.O.M. TITLE 6, CHAPTER 11
- TELEPHONE ENTRANCE BOX
- ELECTRICAL SERVICE ENTRANCE AND PANELS (SEE ELEC.)
- MOP SINK - WATER HEATER ABOVE (SEE PLUMBING)
- EIFS OVER 16"X16" MASONRY COLUMN (SEE STRUCTURAL)
- ROOF ABOVE
- 42" HIGH STEEL GUARD RAILING - SEE DETAIL 1/A201
- HOSE BIB (SEE PLUMBING)
- FLOOR SINK (SEE PLUMBING)
- HAND WASHING SINK WITH SIDE AND BACK SPLASHES (SEE PLUMBING)
- WALL HANG MONITOR UNIT
- ELECTRICAL POWER POLE (SEE ELECTRICAL)
- 6" HIGH CMU FENCE WALL TO MATCH BUILDING COLOR
- PROTECTIVE RAILING BARRIER (SEE ELEVATIONS AND DETAIL 1/A-201)
- FIXED SEATING BY OWNER



EQUIPMENT FLOOR PLAN  
1/4"=1'-0"

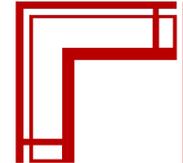


INTERIOR ELEVATION "A"  
1/4"=1'-0"



FLOOR PLAN  
1/4"=1'-0"

KEYNOTES



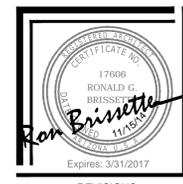
BRISSETTE ARCHITECTS INC.

10229 N. SCOTTSDALE RD. STE. F  
SCOTTSDALE, ARIZONA 85253  
T: (480) 596-3483  
F: (480) 596-3483  
E: OFFICE@BRISSETTEARCHITECTS.COM  
WWW.BRISSETTEARCHITECTS.COM

ALTA MESA PLAZA  
5259 EAST BROWN ROAD  
MESA ARIZONA 85205

SAJAD AND GO

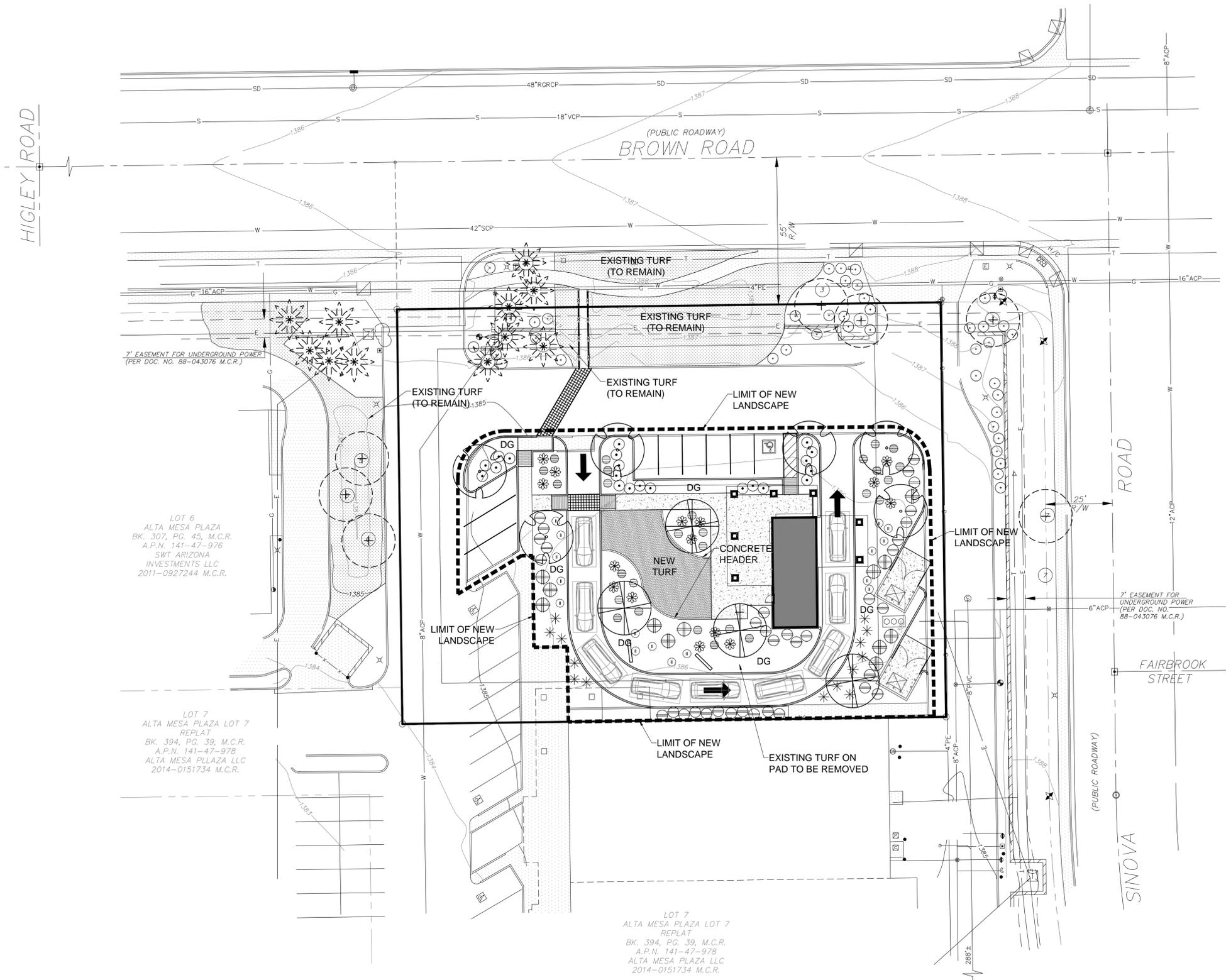
REVISIONS



DATE: 11/15/14  
DRAWN: jlk  
CHECKED: rgb  
SCALE: 1/4"=1'-0"

FLOOR PLAN  
SHEET NO. A-103





LOT 6  
ALTA MESA PLAZA  
BK. 307, PG. 45, M.C.R.  
A.P.N. 141-47-976  
SWT ARIZONA  
INVESTMENTS LLC  
2011-0927244 M.C.R.

LOT 7  
ALTA MESA PLAZA LOT 7  
REPLAT  
BK. 394, PG. 39, M.C.R.  
A.P.N. 141-47-978  
ALTA MESA PLAZA LLC  
2014-0151734 M.C.R.

LOT 7  
ALTA MESA PLAZA LOT 7  
REPLAT  
BK. 394, PG. 39, M.C.R.  
A.P.N. 141-47-978  
ALTA MESA PLAZA LLC  
2014-0151734 M.C.R.

**MASTER PLANT LIST**

TREES	SIZE/COMMENTS
EXISTING PALM (TO REMAIN)	N/A
EXISTING TREE (TO REMAIN)	N/A
OLEA 'SWAN HILL' 'SWAN HILL' OLIVE	24" BOX, LOW BREAKING 4 QTY
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX, STANDARD MATCHING 6 QTY
SHRUBS	
EXISTING SHRUB (TO REMAIN)	N/A
CARISSA 'GREEN CARPET' 'GREEN CARPET' NATAL PLUM	5 GAL, 21 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 14 QTY
RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 35 QTY
AGAVE DESMETTIANA AGAVE	5 GAL, 15 QTY
TECOMA SPECIES AS SELECTED	5 GAL, 12 QTY
GROUNDCOVER	
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL, 27 QTY
ROSMARINUS 'H. CARPET' 'HUNTINGTON CARPET' ROSEMARY	1 GAL, 16 QTY
DG	2" THICK TYP. SIZE AND COLOR TO MATCH EXISTING SHOPPING CENTER
EXISTING TURF (TO REMAIN)	N/A
NEW TURF MID-IRON HYBRID SOD	+/- 995 SQ FT

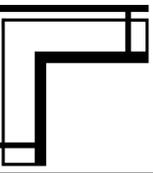
**GENERAL NOTES**

- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, SIZE AND COLOR TO MATCH EXISTING DG IN THE SHOPPING CENTER, APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- ALL HEADER TO BE CONCRETE 'CREATIVE CURB' OR EQUAL.

**CONCEPTUAL PLANTING PLAN**



SCALE: 1"=20'-0"



**BRISSETTE ARCHITECTS INC.**

10229 N. SCOTTSDALE RD, STE. F  
SCOTTSDALE, ARIZONA 85253  
T: (480) 596-3882  
F: (480) 596-3483  
E: OFFICE@BRISSETTEARCHITECTS.COM  
WWW.BRISSETTEARCHITECTS.COM

**ALTA MESA PLAZA  
5259 EAST BROWN ROAD  
MESA ARIZONA 85205**

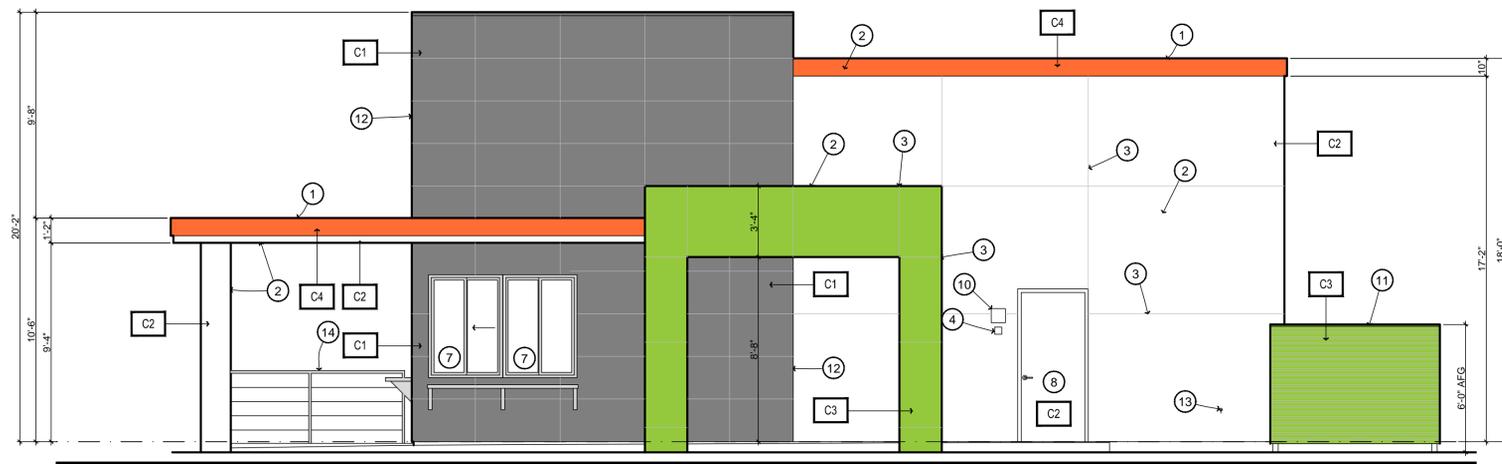


REV/NOY  
02.04.15 COMMENTS

DATE: 11/15/14  
DRAWN: AH  
CHECKED: AH  
SCALE: A/NOTED



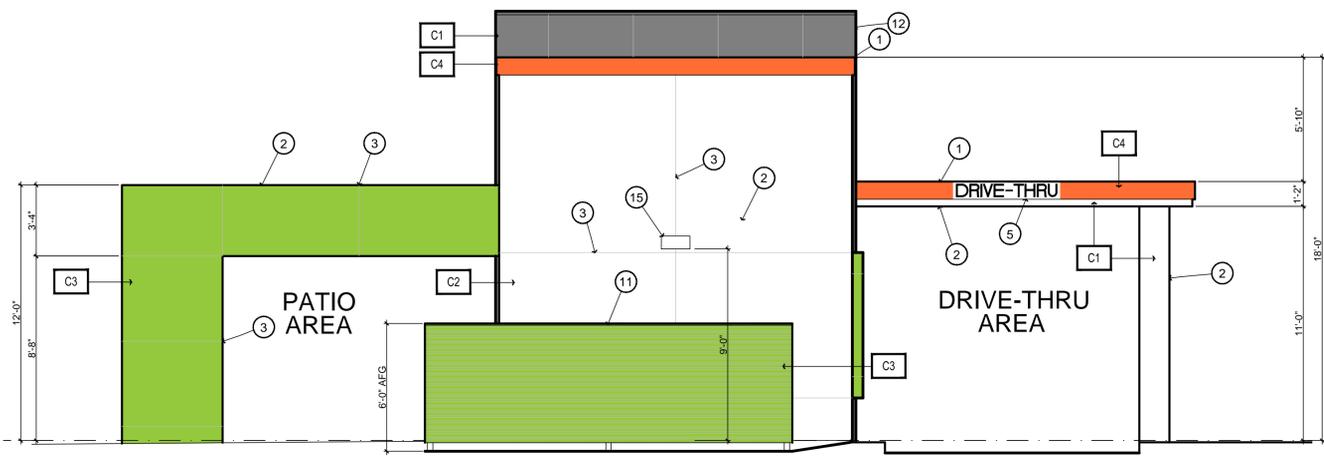
**CONCEPT. PLANTING**  
SHEET NO. **L-100**



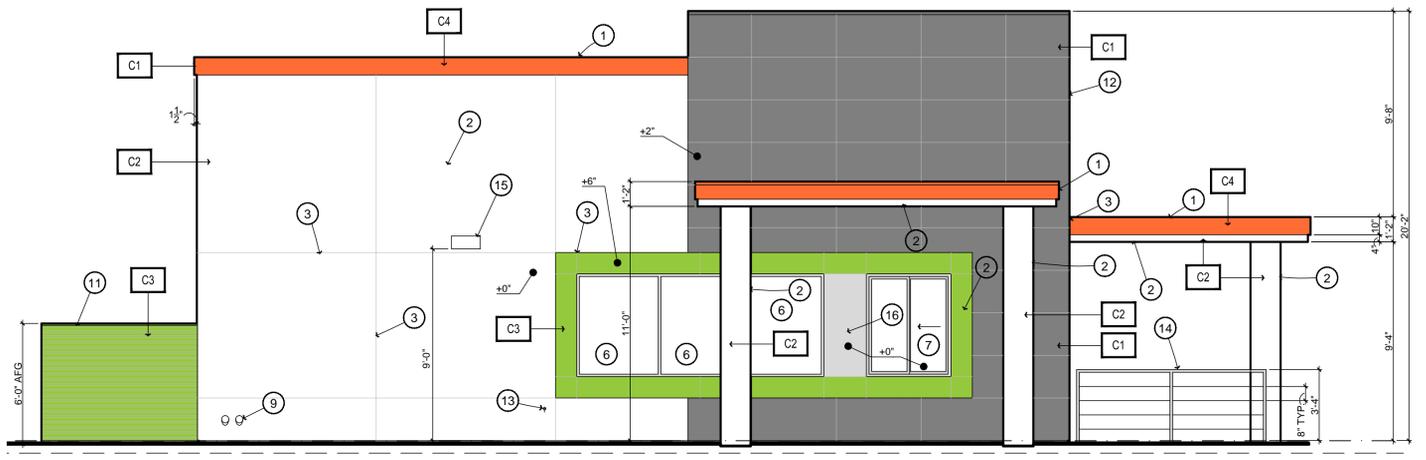
**1 WEST ELEVATION**  
1/4"=1'-0"

**KEYNOTES ①**

1. 20ga G.I. PARAPET CAP (PAINTED C-4 COLOR)
2. EIFS
3. EIFS CONTROL JOINTS (TYPICAL)
4. FIRE DEPARTMENT KNOX BOX
5. BUILDING SIGNAGE UNDER SEPARATE PERMIT
6. FIXED INSULATED GLASS IN ALUMINUM FRAME, COLOR TO BE CLEAR ANODIZED. GLASS TO BE "SOLARBAN 70"
7. SLIDER WINDOW W/ INSULATED GLASS IN ALUMINUM FRAME, COLOR TO BE CLEAR ANODIZED.
8. INSULATED HM DOOR & FRAME
9. ROOF OVERFLOW AND DRAIN LEADER - PROVIDE LAMBS TONGUE AT EXIT POINT (PAINT TO MATCH ADJACENT SURFACE)
10. FIRE DEPARTMENT SIGNAGE
11. STEEL PAN DECKING ATTACHED TO STEEL FRAME FOR MECHANICAL ENCLOSURE (PAINTED COLOR C-3)
12. 48" WIDE X 24" HIGH PRE-FINISHED ALUMINUM PANELS ATTACHED TO VERTICAL HAT CHANNELS (PAINTED COLOR C-1)
13. HOSE BIB
14. 1-1/2" SQUARE TOP RAIL AND SUPPORTS, STAINLESS STEEL CABLE RAILING BETWEEN SUPPORTS
15. WALL MOUNTED LIGHT FIXTURE, PAINT TO MATCH ADJACENT WALL
16. CLEAR ANODIZED ALUMINUM BETWEEN WINDOW FRAMES TO MATCH



**2 SOUTH ELEVATION**  
1/4"=1'-0"



**3 EAST ELEVATION**  
1/4"=1'-0"



**4 NORTH ELEVATION**  
1/4"=1'-0"

**COLOR SCHEDULE**

COLOR 1	C1	PRE-FINISHED METAL PANELS "CHARCOAL" RGB# 127, 127, 127
COLOR 2	C2	EIFS "WHITE" RGB# 251, 251, 251
COLOR 3	C3	EIFS AND PAINT "GREEN" RGB# 149, 201, 61
COLOR 4	C4	PARAPET METAL ACCENT "ORANGE" RGB# 242, 105, 34



**BRISSETTE  
ARCHITECTS  
INC.**

10229 N. SCOTTSDALE RD., STE. F  
SCOTTSDALE, ARIZONA 85253  
T: (480) 596-3983  
F: (480) 596-3483  
E: OFFICE@BRISSETTEARCHITECTS.COM  
WWW.BRISSETTEARCHITECTS.COM

**ALTA MESA PLAZA  
5259 EAST BROWN ROAD  
MESA ARIZONA 85205**



REVISIONS

DATE: 2/4/15  
DRAWN: jlk  
CHECKED: rgb  
SCALE: 1/4"=1'-0"

**EXTERIOR  
ELEVS**  
SHEET NO. **A-201**

# **SALAD AND GO**

**Alta Mesa Plaza  
Project Narrative**

***“Better, Healthier Living”***

**Location:** 5259 E. Brown Road, within the Alta Mesa Plaza shopping center

**Parcel:** 141-47-979      Lot 7A

**Zoning:** LC

**Acreage:** approx. 31,015 square feet of land

**Current Conditions:** The parcel is presently improved with shared drive aisles and some parking; otherwise it is a vacant dirt pad.

**Pre-Application Meeting:** Held October 27, 2014

**P&Z and DR Submittal:** December 3, 2014

**Projected P&Z Hearing Date:** February 18, 2015

**Project Summary:** New commercial development of a Salad And Go quick service restaurant, which is a drive-thru only fast food concept specializing in salads for “better healthier living”. The building will be only 677 square feet with a small outdoor patio area. There is NO interior seating. Outdoor seating is a few tables. Sufficient parking will be per code.

Alta Mesa Homeowners Association as already approved the design and site plan.

**Applicant:** Alta Mesa Salad LLC

**Contact:**      Beau Woodring  
                     Southwest General Development  
                     10229 N. Scottsdale Rd., ste F  
                     Scottsdale, AZ 85253  
                     (646) 734-2654      email: beau@generaldevelop.com

## **CITIZEN PARTICIPATION PLAN**

### **Salad And Go at Alta Mesa Plaza**

**Date:** December 29, 2014

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of this application for the Salad And Go development at Alta Mesa Plaza shopping center. This site is located at 5259 E. Brown Road, east of the southeast corner of Higley Road and is an application for Planning & Zoning site plan. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposal.

**Contact:**

Beau Woodring

Alta Mesa Salad LLC

10229 N. Scottsdale Road, Scottsdale, AZ 85253

Phone: (646) 734-2654      email: [beau@generaldevelop.com](mailto:beau@generaldevelop.com)

**Pre-Application Meeting:** The pre-application meeting with City of Mesa planning staff was held on October 27, 2014. Staff reviewed the application and recommended that adjacent residents and nearby registered Associations be contacted.

**Action Plan:**

1. A contact list has been developed for citizens and Associations in this area including:
  - All registered neighborhood associations with one mile of the project.
  - All residences within 1,000 feet of the project.
  - All registered Homeowners Associations with one-half mile of the project.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and an invitation to contact to the applicant.
  - All persons will be invited to directly call and/or email the applicant to ask any questions they may have.
  - All persons will be invited to the offices of the applicant to meet, in person, with the applicant to address any questions they may have.
3. Applicant will offer to make a presentation to any group of citizens or neighborhood associations if the citizens or associations so request.

**Schedule:**

Pre-Application meeting: held October 27, 2014

Initial Mailings: submitted to the City of Mesa for its 1<sup>st</sup> review submittal for Design Review  
Also mailed on January 5<sup>th</sup> 2015 for P&Z.

Application Submittal: December 3, 2014

Planning and Zoning Board Hearing: February 18, 2015

## **FINAL CITIZEN PARTICIPATION REPORT**

### **Salad And Go at Alta Mesa Plaza**

**Date:** January 28, 2015

#### **Completed Action Plan:**

1. A contact list was developed for citizens and Associations in this area including:
  - All registered neighborhood associations with one mile of the project.
  - All residences within 1,000 feet of the project.
  - All registered Homeowners Associations with one-half mile of the project.
2. All persons listed on the contact list received a letter describing the project, project schedule, site plan and an invitation to contact to the applicant.
  - All persons were invited to directly call and/or email the applicant, with the Contact information below, to ask any questions they may have.
  - All persons were invited to the offices of the applicant to meet, in person, with the applicant to address any questions they may have.
3. Applicant offered to make a presentation to any group of citizens or neighborhood associations if the citizens or associations so request.
4. An additional contact list was developed for citizens within 500 feet and Associations within a ½ mile. A Notification letter, detailing the forthcoming P&Z hearing on February 18<sup>th</sup>, was prepared, stamped, and delivered to the Planning Department on January 28<sup>th</sup>.

#### **Contact:**

Beau Woodring

Alta Mesa Salad LLC

10229 N. Scottsdale Road, Scottsdale, AZ 85253

Phone: (646) 734-2654      email: [beau@generaldevelop.com](mailto:beau@generaldevelop.com)

#### **FINAL CITIZEN PARTICIPATION RESULT SUMMARY**

The applicant has not received any phone calls regarding this application.

The applicant has not received any emails regarding this application.