

TENANT DEVELOPMENT BRIEF

East Mesa Crossroads

Drive-Through Coffee Development Readiness Synopsis

SITE SWC Broadway Road & Ellsworth Road, East Mesa	PROJECT Vacant southern pad adjoining Jack in the Box
PARCEL APN 218-45-932 East Mesa Crossroads, Lot 2	PURPOSE Initial diligence for a drive-through coffee use

Overall development assessment

A drive-through coffee use is feasible within the site's commercial framework. The property is not starting from raw-land conditions: the two-lot development has a recorded replat, shared access and drainage rights, constructed utility infrastructure, historical civil/drainage plans, and prior fireline/hydrant review. The practical work is to adapt that baseline to the operator's footprint and obtain current, project-specific confirmations.

1. Property and entitlement framework

- **Zoning and use.** The parcel is C-2 with the existing Z2016078 commercial overlay/Plan of Development framework. Restaurants and cafés, including drive-through service, are allowed through Plan of Development review.
- **Current approval path.** The preferred first step is a written County determination on whether the tenant plan can proceed as a POD/POD amendment with an administrative speaker exception, or whether a proposed change to a 2017 stipulation is treated as a major or legislative amendment.
- **Addressing.** Use APN 218-45-932 and the recorded Lot 2 legal description for design and diligence. The final tenant/building address should be confirmed through County addressing during formal permit review.
- **Commercial interface.** The new tenant will share a two-pad development with the existing Jack in the Box and should preserve the recorded cross-access and drainage functions in the final plan.
- **Traffic baseline.** A Traffic Impact Study and MCDOT review were completed for the original two-tenant development, with later MCDOT correspondence under TC201705392. That file should be submitted first so MCDOT can determine whether the coffee use needs only an addendum or any new analysis.
- **Historical neighborhood support.** The 2016 Apache Trails outreach package documented neighboring residential signatures for the commercial-conversion amendment. This is historical support for development of the assembled property, not a current endorsement of any particular coffee operator.

2. Site-plan items to solve early

Topic	What is already available	Current tenant-specific action
Parking	Z2016078 requires 40 standard plus 3 accessible spaces across the combined development. The working coffee-use parking analysis provides for 14 spaces and treats the requested reduction as less than 20% of the applicable code-derived requirement.	Submit the professional study for PND and MCDOT approval. If County accepts the study and its sub-20% calculation, the parking-reduction provision itself does not call for a variance, Planning and Zoning Commission/Board approval, or a new CUPD. Obtain separate written County confirmation reconciling the existing 43-space sitewide stipulation.
Drive-through queue	The County standard is 100 linear feet per pickup window, measured from the point of service. A longer queue may be selected for operations, but is not itself the zoning minimum.	Dimension queue length, bypass/escape movement, order point, pickup point, deliveries, trash access and internal circulation. Keep queued vehicles out of shared access aisles.
Speaker/menu board	Current MCZO keeps a 200-foot separation from a menu board containing speakers to Rural or Residential zoning, but now allows a discretionary administrative exception when soundproofing or sound absorption prevents nuisance.	Orient the speaker inward/north where feasible; specify a directional low-volume system, shielding/absorptive elements and operating controls. An acoustical exhibit is advisable evidence, although not expressly mandatory.
Sight visibility	County generally protects 25-by-25-foot sight triangles at street and commercial driveway intersections; driveways, parking and trees cannot obstruct required triangles.	Keep the Ellsworth/Crescent corner and driveway triangle clear, and show the existing electrical equipment and all utility easements before fixing the curb line.
Lighting/signage/walls	Commercial development requires a POD, compliant lighting and signage, and screening next to residential zoning. Historical plans provide context but not a current tenant package.	Prepare photometric, landscape, wall/screening and sign/menu-board plans with the tenant site plan.

3. Utilities and public infrastructure

Topic	What is already available	Current tenant-specific action
Water and sewer	Mesa's 2016 will-serve letter found water/sewer capacity at that time, and historical plans show a Mesa water main, sewer main and site services. A 2018 City permit covered water-main, service-line and meter work.	Confirm as-built points, meter sizes and current capacity for the coffee operator's fixture count and design flow. Obtain a current City of Mesa utility will-serve/capacity response.
MCESD infrastructure	A 2017 MCESD exemption addressed the then-proposed approximately 100-foot waterline under its submitted scope and cost. It does not establish that every current modification is exempt.	Ask MCESD whether any new/modified public water or sewer work requires Approval to Construct/Approval of Construction, a current public-water-system signature, or a wastewater Capacity Assurance form.
Electric service	Prior development work established commercial power infrastructure, and the eastern side of the pad contains utility/electrical equipment that must be protected.	Survey the equipment and easements; verify transformer/service capacity for HVAC, refrigeration, espresso equipment, water heating, site lighting and future signage before finalizing the footprint.
Fire service	Rural/Metro Fire Marshal approved the 2017 civil plan set for the site's fireline and hydrants. Utility plans depict the private fire-service infrastructure.	Use those plans as the existing-condition baseline, then obtain current FAHJ confirmation of fire flow, hydrant coverage, apparatus access/circulation, setbacks, and any sprinkler or alarm requirements.
Right-of-way/access	Historical MCDOT material supports a 55-foot future half-width concept on Ellsworth/Broadway, and the 2017 plat/civil plans show the coordinated corner development.	Obtain a current ALTA/title/survey reconciliation; identify what was actually dedicated; ask MCDOT whether the historical traffic/access file needs an addendum, and obtain permits for any new work in County right-of-way.

4. Drainage, stormwater and grading

- **Drainage baseline.** The owner file includes the 2017 final drainage report, civil/retention exhibits and a recorded reciprocal access and drainage easement. The historical design anticipated later development of Lot 2 and reconfiguration of temporary retention features.
- **Current grading and drainage.** A licensed Arizona civil engineer should verify as-built conditions and prepare a sealed delta analysis/current plan for the tenant layout, including 100-year, two-hour storage, drainage within 36 hours, current runoff coefficients, the southeast scupper, offsite flows and any infiltration testing needed for the selected design.
- **County stormwater.** The earlier County stormwater case covered both pads as a 1.42-acre project and later inspections reported BMPs in place and no cited violations. No closure/Notice of Termination record has been located; MCESD should confirm the historical case status and the current common-plan analysis.

- **ADEQ.** Historical construction-stormwater authorizations are background only. The project engineer should determine whether the proposed disturbance/discharge is covered by Arizona's 2025 Construction General Permit, qualifies for a No Discharge Certificate, or requires no ADEQ coverage. If coverage is required, the SWPPP precedes the NOI and land disturbance.
- **Dust control.** Confirm Rule 310 applicability and obtain any current dust-control permit/plan required for grading and construction.

5. Building and operating permits

- Planning/zoning clearance and approved POD or amendment before building-permit approval.
- Commercial building, civil/grading, plumbing, mechanical, electrical, sign and right-of-way permits using the code editions in effect at formal submittal.
- Maricopa County fixed-food-establishment plan review, construction inspections and operating permit for the actual menu/equipment package.
- Current fire-authority review and approvals; current City of Mesa water/sewer confirmations; and MCESD infrastructure approvals if new/modified public work is proposed.

6. Historical package available for the coffee operator's consultants

The following can shorten diligence and reduce duplicate design work. They should be treated as documented historical inputs, not as current approval of a new tenant plan.

Package	Available content
Land use / title	Recorded East Mesa Crossroads replat (MCR 1316-02); Z2016078 approval and stipulations; recorded reciprocal access and drainage easement; 2016 Apache Trails signature/outreach package documenting historical neighborhood support; prior right-of-way correspondence.
Civil / drainage	2017–2018 civil improvement plans; final drainage report; retention, grading and utility sheets; historical infiltration/percolation materials; prior full-site engineering responses.
Utilities	2016 Mesa water/sewer will-serve letter; water/sewer report and utility plans; 2018 City utility permit records; MCESD waterline exemption materials.
Fire	Rural/Metro Fire Marshal-approved civil cover for fireline/hydrants and the matching utility/fireline plans.
Stormwater	Signed County stormwater application, MCESD review/acceptance materials and inspections under SW20170034; historical ADEQ construction-stormwater identifiers and SWPPP sheets.
Traffic / access	Historic Traffic Impact Study, MCDOT review and follow-up correspondence under TC201705392; prior site access/corner improvement plans.
Design precedents	A 6,900-square-foot retail plan set prepared for a former tenant, plus a later drive-through coffee concept. These are feasibility references only; the prospective coffee operator should control its own owner-authorized concept.

7. Recommended sequence for a tenant concept

1. Confirm the coffee operator's prototype: building/patio area, order and pickup configuration, required stack, 14-space parking target and study assumptions, hours, equipment loads, and utility flows.
2. Overlay that program on a current ALTA/topographic survey showing easements, existing utilities/equipment, walls, drainage facilities, access points and right-of-way.
3. Prepare one coordinated concept addressing the 14-space coffee plan, the existing 43-space sitewide stipulation, 100-foot queue, sight triangles, delivery/trash movement, drainage and speaker mitigation.
4. Submit the professional parking-demand study for PND/MCDOT approval and request a written County route determination under the current ordinance: POD/POD amendment, administrative speaker exception, and treatment of the 2017 parking stipulation.
5. Use the historical utility, fire, traffic, drainage and stormwater files to request only the current confirmations or delta work the agencies require.
6. After the route is confirmed, advance the owner-authorized civil, building, food, fire, utility, sign and right-of-way submittals as a coordinated package.

Most important early decision

Parking and speaker placement should be resolved before architectural design is locked. If County accepts the professional study's sub-20% calculation for the 14-space plan, that reduction does not trigger the greater-than-20% legislative parking process, a variance, or a new CUPD.

Current public-reference framework

- [Maricopa County Zoning Ordinance \(effective January 9, 2026\)](#)
- [Maricopa County construction stormwater criteria](#)
- [ADEQ 2025 Construction General Permit](#)
- [MCDOT right-of-way permits](#)
- [City of Mesa utility service and will-serve requests](#)
- [Maricopa County fixed-food businesses](#)

Discussion draft. This synopsis organizes owner records and current public requirements for early tenant diligence. It is not an agency determination, legal opinion, engineering certification, representation of utility capacity, or approval to construct. Final requirements are controlled by the agencies and codes in effect when formal applications are filed.