



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z17-016 (PLN2017-00113)
LOCATION/ADDRESS: 1343 South Gilbert Road.
GENERAL VICINITY: Located on the east side of Gilbert Road north of Hampton Avenue.
REQUEST: Site Plan Modification.
PURPOSE: This request will allow for the redevelopment of a restaurant with drive-thru by replacing the existing pad building.
COUNCIL DISTRICT: District 3
OWNER: Amin Dhanani
APPLICANT: ID Studio 4
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NUMBER(S): 140-61-164E
DEVELOPMENT AREA: 1.23 ± acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION: Mixed Use Activity District, Community Scale
CURRENT LAND USE: Current vacant pad building in an existing shopping center.

ZONING HISTORY/RELATED CASES:

November 16, 1974: Annexed into the City of Mesa (ordinance# 907)
April 21, 1975: Established City of Mesa zoning AG (Z75-13, Ordinance# 926).
December 6, 1976: Rezoning from AG to SR, R1-7, R-3, R-4, R-s and C-2 (Z76-061, Ordinance# 1036).
September 9, 1985: Rezoning from RS to C-2 for a shopping center (Z85-104, Ordinance# 1986).

SITE CONTEXT

NORTH: Existing shopping center – zoned LC
EAST: Existing shopping center – zoned LC
SOUTH: Existing Sunrise Preschools -zoned OC
WEST: (across Gilbert Road) shopping center – zoned LC

STAFF RECOMMENDATION: Approval with conditions.

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION/REQUEST

The applicant is requesting Site Plan Modification for a restaurant with a drive-thru. The proposed drive-thru restaurant will replace an existing vacant restaurant pad building in an existing shopping center. The proposed building consists of 2,844 square-feet of restaurant space plus 400 square-feet of outdoor dining.

NEIGHBORHOOD PARTICIPATION

The site is located within a shopping center and there are no adjacent residential developments. The applicant contacted all property owners within 1,000 feet and registered neighborhoods and homeowner's associations within half a mile. To date, staff has not received any comments or concerns from neighboring property owners regarding this request.

CONFORMANCE WITH THE GENERAL PLAN

Summary: The proposed site plan modification is consistent with the intent of the Mesa 2040 General Plan and will help to develop and maintain a mixed-use activity district in this area. The proposed site plan is also consistent with the LC zoning on the site and is compatible with the overall site plan for the shopping center.

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.

STAFF ANALYSIS

SUMMARY:

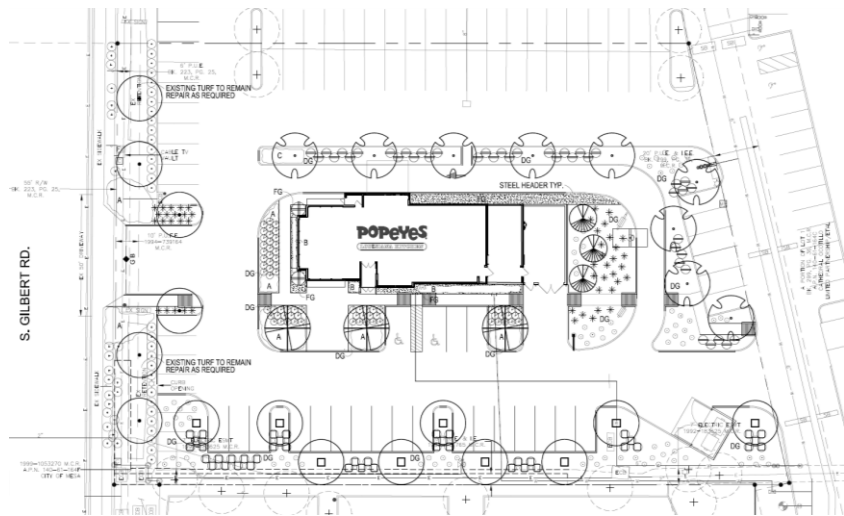
The proposal is to build a drive-thru restaurant by replacing the existing pad building in front of the existing shopping center. The proposed facility will be accessed by the existing driveways on Gilbert Road. Pedestrian connectivity is provided to the sidewalk along Gilbert Road and shopping center to the east.

Site Plan:

The proposed building fronts a parking lot to the west and south and provides a pick-up window to the north. The drive-thru lane wraps around the east and north elevations with the pick-up window facing north to the existing parking lot of the shopping center. An outdoor seating area has been provided along the south side of the building adjacent to the main entry.



Currently vacant pad building



Proposed Site Plan

The proposed site plan maintains the existing cross access with the existing shopping center. Improved pedestrian connections are being provided from Gilbert Road through this property to the center in the back. Alternate paving material such as stamped or decorative concrete, pavers or similar finish should be provided on this site where pedestrian paths cross the drive aisles (see condition #5a).

The proposed site plan does not meet the interior parking lot landscaping requirement in the parking field north of the new building, per Section 11-33-4B. The site is over parked by 28 spaces (see analysis below) and is being completely redeveloped. Additional landscape islands consistent with code requirements need to be added to the site plan (see condition #5b).

The proposed site plan exceeds setback requirements along Gilbert Road; 18 feet is provided where only 15 feet is required. However, the landscape setback provided along the south property line is 14' where 15' is required (condition #5c). Screening of parking is also required along Gilbert Road per Section 11-30-9 H (see condition #5d). Landscaping in the foundation base and along the south side of the drive-thru lane next to the building must meet ordinance requirements (see conditions #5e and f).

Parking:

The proposed building will require the following parking spaces:

Restaurant building:	2,844 square feet (parking @ 100=29)
Additional outdoor seating area:	400 square feet (parking @ 200=2)
Total required:	31 spaces
Maximum allowed:	38 (31 required x 125%)
Total provided:	59 spaces

The proposed site plan exceeds 125% of the minimum required spaces per Mesa Zoning Code Section 11-32-3C. Adding in landscape islands to meet the code requirements and improve the entry will reduce the number of spaces provided by seven or eight spaces. Because the site also provides parking for the larger center, the additional spaces can remain (see condition #5b).

Design Review:

The proposed drive-thru restaurant, because of its location on an arterial street, needs the Design Review process. The Design Review Board reviewed the building at their April 11, 2017 meeting and suggested minor improvements to the design of the building. The applicant is working with staff on revised elevations and will submit those elevations for staff approval of the Design Review process.

CONCLUSIONS:

Staff supports the request to redevelop the vacant pad building and is recommending conditions of approval to address unresolved issues for the site plan approval. The proposed site plan is in conformance with the General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Therefore, staff recommends approval of zoning case Z17-016 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, except as modified by the conditions below (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all conditions of Design Review (DR17-023) approval for architectural and landscaping design.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
5. Modifying the proposed site plan and elevations for acceptance by the Planning Director to include the following items:
 - a) Provide an alternative paving material for crosswalks such as stamped or decorative concrete, pavers or similar finish (striping on asphalt is not acceptable).
 - b) Reduce parking spaces by installing minimum 8' wide parking islands every 8 spaces, widening the existing parking lot islands per Zoning Code Section 11-33-4B, and widening the landscape islands on each side of the entry.
 - c) Provide minimum 15' wide landscape yard along south property line.
 - d) Provide parking lot screening along Gilbert Road.
 - e) Design screen walls and trash enclosure compatible with building architecture in material, color and texture.
 - f) Provide plant materials in the landscape area along the south side of the drive thru lane.
 - g) Provide plant material within the foundation base per Zoning Code Section 11-33-5B.