



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** ZON17-00410  
**LOCATION/ADDRESS:** The 8300 block of East Guadalupe Road (south side) and the 2800 block of South Hawes Road (west side).  
**GENERAL VICINITY:** Located at the southwest corner of Hawes Road and Guadalupe Road.  
**REQUEST:** Site Plan Modification.  
**PURPOSE:** This request will allow for the development of a restaurant with drive-thru in the LC-PAD district.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Catherine Zalatoris, BBVA Compass  
**APPLICANT:** One Architecture  
**STAFF PLANNER:** Wahid Alam, AICP-Planner II

### **SITE DATA**

**PARCEL NUMBER(S):** 304-04-821  
**DEVELOPMENT AREA:** 1.3 ± acres  
**EXISTING ZONING:** Limited Commercial (LC) with PAD Overlay  
**GENERAL PLAN DESIGNATION:** Neighborhood Village  
**CURRENT LAND USE:** Vacant undeveloped

### **ZONING HISTORY/RELATED CASES:**

**February 22, 1990:** Annexed to City (Ord.# 2482)  
**April 2, 1990:** Rezone from County Rural-43, Rural 43-MHR, and C-2 to AG, SR, and C-2 on recently annexed land: Approved (Z90-9)  
**May 21, 1990:** Rezone from AG to AG-DMP (Conceptual R1-9, R1-7 PAD, R-2, and C-2) for the development of a mixed-use master plan: Approved (Z90-12)  
**November 17, 1994:** Rezone from AG to AG-DMP (Conceptual C-2, R-2, R1-9, R1-7 PAD) to R1-7 DMP, R-6 DMP and C-2 for a single residence development: Withdrawn at the Planning and Zoning Board Meeting (Z94-65)  
**January 22, 1996:** Rezone from AG and AG-DMP to R1-7, R1-6, R1-6 PAD and C-2 with a DMP overlay for a single residence development: Approved (Z95-106)  
**April 17, 2003:** Site Plan Review for the development of a Wal-Mart Neighborhood Market: Approved (Z03-016)

**STAFF RECOMMENDATION:** Approval with conditions

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

**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

### **SITE CONTEXT**

**NORTH:** (across Guadalupe Road) Existing Sunland Village subdivision- zoned RS-7 PAD  
**EAST:** (across Hawes Road) Vacant undeveloped – zoned RS-43  
**SOUTH:** Existing shopping center with Wal-Mart -zoned LC-PAD  
**WEST:** Existing shopping center with Wal-Mart -zoned LC-PAD

### **PROJECT DESCRIPTION/REQUEST**

The applicant is requesting Site Plan Modification for a Burger King with a drive-thru. The proposed development will be on a pad site located at the southwest corner of Hawes and Guadalupe Road in front of the Wal-Mart Neighborhood Market. The proposed restaurant is 3,237 square foot with an outdoor seating area of 507 square foot. The previously approved site plan was very similar in scale and layout.

### **NEIGHBORHOOD PARTICIPATION**

The applicant has submitted a Citizen Participation Plan that includes contacting all property owners within 1,000 feet, all HOAs within one mile and all Registered neighborhoods within one-half mile from the proposed development site. The Citizen Participation Report will indicate the applicant's outreach effort. To date, staff has not received any comments or concerns from neighboring property owners regarding this request.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The proposed site plan modification is consistent with the Neighborhood Village character type from the General Plan and will help to develop and maintain a mixed-use activity district in this area. As designed, the site plan helps to implement the design objectives contained in Chapters 4 and 5 of the General Plan with regards to retrofitting and infill of existing commercial centers.

#### **ZONING:**

The site is currently zoned LC-PAD. The site was zoned LC as part of the overall Development Master Plan for the surrounding community. The proposed restaurant use with a drive thru is an allowed use in the LC zoning district.

The proposal is to develop the vacant pad site at the southwest corner of Hawes and Guadalupe Road within an existing shopping center. The proposed building is for a Burger King with a drive-thru. The proposed building will be accessed by existing driveways from Hawes and Guadalupe Road. There are two drive-thru lane entry adjacent to Hawes Road, which then runs parallel to the arterial streets to the east and north, finally exit to the south near the out-door seating.

#### **SITE PLAN - MZO Section 11-69-5:**

The proposed site plan meets all the review criteria found in Chapter 69 of the zoning ordinance.

#### Summary:

The proposed restaurant is proposed on a pad site within an existing shopping center that was originally approved by case# Z03-016. The approved site plan showed a drive-thru pharmacy at this is pad site, which was later approved for a drive-thru bank, however none of them were ever built. This request is to

modify the existing site plan to allow a restaurant with a drive thru (Z03-016).

The building is oriented such that it will face the Wal-Mart and is pushed further north along Guadalupe Road with the drive-thru wrapping around east west and north side of the building. The pick-up window will face Guadalupe Road with a permanent shade structure covering the entire width of the drive-thru lane. An outdoor seating has been provided at the southwest corner of the building visible from Guadalupe Road and Wal-Mart store to the south.

The proposed site plan maintains the existing cross access with the existing shopping center to the south and west. The layout provides direct pedestrian connectivity with Hawes and Guadalupe Road. The entire drive-thru lane will have decorative stamped concrete and pedestrian crossing/pathways will contrast in color from drive thru lanes.

**Design Review:**

The proposed drive-thru restaurant and retail space, because of its location on an arterial street, needs the Design Review process. The applicant will need to submit a Design Review application prior to development of the site.

**CONCLUSIONS:**

Staff supports the request to develop a restaurant with drive-thru at this pad site within an existing shopping center. This is a minor site plan modification appropriate for consideration by the Planning and Zoning Board. The proposed Burger King 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 ZON17-00410 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.
2. Compliance with Design Review process.
3. Compliance with all City development codes and regulations.
4. Compliance with the conditions of approval for cases Z95-106 and Z03-016, except as modified by this case.