



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00096
LOCATION/ADDRESS: The 1000 through 1100 blocks of North Mesa Drive (west side) and the 300 block of East Brown Road (south side)
GENERAL VICINITY: Located at the southwest corner of Mesa Drive and Brown Road
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of a restaurant with drive-thru
COUNCIL DISTRICT: District 1
OWNER: Fitch Plaza Partners, LLC
APPLICANT: Eric Gerster, Sustainability Engineering Group
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 137-19-685
PARCEL SIZE: 1± acres
EXISTING ZONING: Limited Commercial – LC
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across Brown Road) Existing commercial – Zoned LC
EAST: (Across Mesa Drive) Existing commercial retail – Zoned LC
SOUTH: Existing commercial retail – Zoned LC
WEST: Existing commercial retail – Zoned LC

STAFF RECOMMENDATION: Approval with conditions

HISTORY/RELATED CASES

April 1949: Annexed to the City of Mesa (Ord. #366)
October 1982: Rezone to conceptual C-2 and approval of the conceptual development plan (Z82-059; Ord. #1670)
November 1983: Rezone from R1-9 to C-2 to allow for the development of a group commercial center (Z83-144; Ord. #1762)
March 1986: Site Plan Modification to allow for the development of an automobile service station

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Modification for the development of a restaurant with associated drive-thru. The proposed development is located at the southwest corner of Mesa Drive and Brown Road. The development consists of a restaurant building at approximately 3,000 square feet with a 200 square foot outdoor patio.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500' of the site, as well as HOAs within one half mile and registered neighborhoods within a mile. Staff has not been contacted directly by any residents or property owners in the area.

The applicant will be providing an updated Citizen Participation Report prior to the May 15, 2018 Study Session. An update will be provided by staff at the Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The General Plan character area for this site is Mixed Use Activity. 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. The proposal is consistent with the intent of the Mixed-use Activity District and will support the surrounding community.

ZONING:

The subject site is currently zoned LC. Restaurants with associated drive-thru facilities are a permitted use within the LC zoning district.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan meets all the review criteria for MZO Section 11-69-5 for layout and functionality. The site is located at the southwest corner of Brown Road and Mesa Drive on an approximately 1-acre site. The current site is vacant, but was previously developed as a fuel center with a convenience store. The proposed restaurant building has been placed at the corner of the site with the outdoor patio oriented towards the corner of Mesa Drive and Brown Road, engaging the surrounding pedestrian activity. The proposed site plan relocates the drive access on Mesa Drive further south and

the current drive access on Brown Road will remain. The drive-thru is located along the northeastern corner of the site. Sufficient landscaping has been provided to adequately screen the drive-thru from the streets.

CONCLUSION:

The proposed development complies with the Mesa 2040 General Plan and all the review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with 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, and preliminary elevations and landscape plans as approved by the Design Review Board.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.