



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00469
LOCATION/ADDRESS: 6758 East University Drive
GENERAL VICINITY: Located on the northwest corner of University Drive and Power Road
REQUEST: Site Plan Modification
PURPOSE: This request will allow for the development of a restaurant with a drive-thru.
COUNCIL DISTRICT: District 2
OWNER: University 6758, LLC
APPLICANT: Eric Gerster, Sustainability Engineering Group
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO.: 141-62-012C
PARCEL SIZE: 1± acres
EXISTING ZONING: LC
GENERAL PLAN CHARACTER: Neighborhood Suburban
CURRENT LAND USE: Service Station (Existing)

SITE CONTEXT

NORTH: Existing commercial, zoned LC
EAST: (Across Power Road) Existing maintenance facility, zoned PS
SOUTH: (Across University Drive) Existing commercial, zoned C-2 (Maricopa County)
WEST: Existing commercial, zoned LC

HISTORY/RELATED CASES

May 15, 1989: Annexed to City (Ord. No. 2432)
October 16, 1989: Established C-2 on previously zoned C-2 County zoning parcel (Z89-26).
March 18, 1996: Site Plan Review to allow for the development of a gas station and convenience store (Z96-003).

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Modification to allow the development of a restaurant with a drive-thru. The site will include a proposed 2,931 square foot restaurant building with a drive-thru. The site is located on the northwest corner of University Drive and Power Road.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile. The applicant did not receive any comments/concerns. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the September 18, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

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 Mesa 2040 General Plan Character area designation is Neighborhood-Suburban. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. The proposed project is consistent with the General Plan by providing a drive-thru facility to serve the immediate neighborhood and surrounding community. Pedestrian connections located on the south and east sides of the property provide access from the adjacent neighborhoods to the site.

The proposed use is listed as a typical use within the Suburban Districts when located along arterial intersections. The existing LC zoning is appropriate in a Neighborhood Suburban District, and a restaurant with a drive-thru is a use by right in the LC district.

ZONING:

The proposed restaurant with a drive-thru is a permitted use within the LC District. The site is surrounded by LC zoning to the north and west, with PS zoning to the east, across Power Road. In addition, there is existing Maricopa County C-2 zoned property to the south across University Drive.

SITE PLAN - MZO Section 11-69-5:

The proposal is for a new restaurant with a drive-thru. The drive-thru will wrap around the south and east sides of the proposed building. Access to the site will be from both University Drive and Power Road. The previous development on this site was a canopied fuel center with a convenience store. The drive-thru meets the minimum required stacking distances as well as the required foundation base set forth in the review criteria of MZO Section 11-31-18 of the Zoning Ordinance for drive-thru facilities.

Development Standards – MZO Table 11-7-3	Required	Provided
Maximum Building Height	30'	21'
Setbacks:		
North	0'	63'-4'''
South	15'	46'-2'''
East	15'	25'
West	0'	132'
Development Standard – MZO Table 11-32-3.A	Required	Provided
Parking	30	33

CONCLUSION:

The proposed project is consistent with the General Plan and meets the review criteria for Site Plan Review from MZO, Chapter 69 Section 11-69-5, for a restaurant with a drive-thru. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as shown on the site plan, landscape plan, and preliminary elevations, except as modified below.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.