



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00454
LOCATION/ADDRESS: 1200 block of South Country Club Drive (west side)
GENERAL VICINITY: Located west of Country Club Drive and south of Southern Avenue
REQUEST: Site Plan Review
PURPOSE: This request will allow for the development of a restaurant with a drive-thru.

COUNCIL DISTRICT: District 3
OWNER: 1250 Country Club DR LP
APPLICANT: Trish Flower, Vertical Design Studios
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO.: 134-22-908A
PARCEL SIZE: 1± acres
EXISTING ZONING: LC
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Commercial Center (Existing)

SITE CONTEXT

NORTH: Existing commercial, zoned LC
EAST: (Across Country Club) Existing commercial, zoned LC
SOUTH: Existing commercial, zoned LC
WEST: Existing commercial, zoned LC

HISTORY/RELATED CASES

August 17, 1970: Annexed to City (Ord. No. 675) subsequently zoned C-2 (LC).

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Review to allow the development of a restaurant with a drive-thru within an existing commercial shopping center. The site will include a proposed 2,400 square-foot restaurant with an outdoor patio. The site is located west of Country Club Drive and south of Southern Avenue. The overall property owner for the center recently completed a lot line adjustment to reconfigure the center to create the new property for the proposed development. This property will be sold to the developer, pending site plan approval. When this case was originally advertised the site was within the overall 11.8± acre parcel of the center, however after the lot line adjustment the lot size for the proposed development is 1± acre.

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. An update will be provided by staff at the 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 Mixed Use Activity District. The primary focus of the Mixed Use Activity District is to create community and regional activity areas that usually have a significant retail commercial component that are developed and designed to attract customers from a large radius. The character sub-type is Community-Scale Districts, which are typically at the intersection of two arterial street and are typically auto-dominant. Restaurants with drive-thrus are typical uses found within this sub-type.

The site is within the Transit Corridor along Southern Avenue. The focus of this corridor is to provide development between stations and stops and that are less intensive. A drive-thru restaurant is not an ideal use within a Transit Corridor, however the proposed site is not directly adjacent to Southern Avenue. The proposed pad site is further south within the existing commercial center and faces Country Club Dr. In addition to the Transit Corridor the site is within the Station Area sub-type. Projects within the Station Area are intended to have more intense development. This proposed project will intensify that area.

The proposed use is listed as a typical use within the Community-Scale Districts. The existing LC zoning is appropriate in a Mixed Use Activity District, and a restaurant with a drive-thru is a use by right in the LC district. The proposed project also improves pedestrian connectivity within the shopping center and provides a new use that will draw activity within an aging development.

ZONING:

The proposed restaurant with a drive-thru is a permitted use within the LC District. The site is surrounded by LC zoning on all sides, with the existing commercial center to the north, south, and west. In addition, there is existing LC zoning across Country Club Drive.

SITE PLAN - MZO Section 11-69-5:

The proposal is for a new restaurant with a drive-thru located within an existing commercial center, creating a new pad site. The drive-thru will wrap around the west and south sides of the proposed building. 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. Outdoor seating is proposed in the northeast corner of the building.

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 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 approval.