



## Planning and Zoning Board

---

### *Staff Report*

**CASE NUMBER:** ZON18-00590  
**LOCATION/ADDRESS:** Within the 1100 block of South Gilbert Road (west side)  
**GENERAL VICINITY:** Located on the west side of Gilbert Road north 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 4  
**OWNER:** SimonCRE Highlands IV, LLC  
**APPLICANT:** Danielle Torres, Vertical Design Studios  
**STAFF PLANNER:** Ryan McCann, Planner I

#### **SITE DATA**

**PARCEL NO.:** 139-06-291  
**PARCEL SIZE:** 1± acres  
**EXISTING ZONING:** GC  
**GENERAL PLAN CHARACTER:** Mixed Use Activity District  
**CURRENT LAND USE:** Commercial Center (Existing)

#### **SITE CONTEXT**

**NORTH:** Existing commercial, zoned GC  
**EAST:** (Across Gilbert Road) Existing commercial, zoned LC  
**SOUTH:** Existing commercial, zoned GC  
**WEST:** Existing commercial, zoned GC

#### **HISTORY/RELATED CASES**

**December 7, 1964:** Annexed to City (Ord. No. 478).

**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 1,900 square-foot restaurant with an outdoor patio. The site is located west of Gilbert Road and north of Southern Avenue.

### **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 so a neighborhood meeting was not held. 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 also within a Proposed Transit Corridor along Gilbert Road. 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 within an existing commercial development and there are no other drive through pads on this corner along Gilbert Road.

The proposed use is listed as a typical use within the Community-Scale Districts. The existing GC zoning is appropriate in a Mixed Use Activity District, and a restaurant with a drive-thru is a use by right in the GC district.

#### **ZONING:**

The proposed restaurant with a drive-thru is a permitted use within the GC District. The site is surrounded by GC zoning on the North, South, and West sides within the existing commercial center. In addition, there is existing LC zoning across Gilbert Road.

#### **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 south, east, and north 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 on the south side 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.