



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-01002
LOCATION/ADDRESS: Within the 7200 through 7300 blocks of South Ellsworth Road (west side)
GENERAL VICINITY: Located south of Pecos Road on the west side of Ellsworth Road
REQUEST: Site Plan Review
PURPOSE: This request will allow for the development of a restaurant with a drive-thru.
COUNCIL DISTRICT: District 6
OWNER: Sunbelt Land Holdings, LLC
APPLICANT: Eric Gerster, Sustainability Engineering Group
STAFF PLANNER: Cassidy Welch, Planner I

SITE DATA

PARCEL NO.: 304-62-784A
PARCEL SIZE: 1.3± acres
EXISTING ZONING: LI-AF
GENERAL PLAN CHARACTER: Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Proposed car wash, zoned LI
EAST: (Across Ellsworth Road) Vacant, zoned LI
SOUTH: Vacant, zoned LI
WEST: Vacant, zoned LI

HISTORY/RELATED CASES

January 18, 1989: Annexed into the City of Mesa (Ord. #2473)
March 5, 1990: City designated comparable zoning (Case# Z90-007; Ord. #2496)
May 6, 2002: Adoption of a Land Use Area Plan for the area south of Williams Gateway Airport (Phoenix-Mesa Gateway Airport) (Z01-029; Ord. #7838)
June 21, 2004: Rezoned from R1-43 (RS-43) to M-1 (LI) (Case# Z04-001; Ord. #4208)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Review to allow for the development of a restaurant with a drive-thru. The site will include a proposed 3,430 square foot restaurant building with a drive-thru.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site. As of writing this report, neither the applicant or staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the March 19, 2019 Study Session. Staff will provide the Board any new information during the scheduled Study Session on March 19, 2019.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff reviewed the proposal and found 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 the proposed use of a restaurant on the property is consistent with the General Plan.

The property is in the City's Employment character area designation. Per Chapter 7 of the General Plan, the primary focus of the Employment character type is to provide for high quality employment and commercial development and supportive retail. The proposed project is consistent with the General Plan by contributing to the supportive commercial uses in the area.

Gateway Strategic Development Plan:

The site is located within the Logistics and Commerce District of the Gateway Strategic Development Plan. The proposed development is consistent with the intentions of the Logistics and Commerce District of the Gateway Strategic Development Plan. According to the plan, the focus of the Logistics and Commerce District is to provide high-quality environments that are compatible with the Phoenix-Mesa Gateway Airport and increasing over-flight activities. Commercial developments, like the proposed request, are intended to be a predominant use in this district.

ZONING:

The proposed site is zoned Light Industrial – LI. Per Section 11-7-2 of the City of Mesa Zoning Ordinance, the proposed restaurant with associated drive-thru is permitted in the LI district.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan shows a new 3,430 square foot restaurant building with an associated drive-thru. The building will be located on the south side of the property with parking on the north side. Access to the site will be from Ellsworth Road as well as through a shared drive along the east side of the property. The drive-thru will wrap along the west and south sides of the building and includes a 2-lane drive. The drive-thru meets the minimum required stacking distance outlined in Section 11-31-18 of the City of Mesa Zoning Ordinance.

Design Review:

On February 12, 2019, the Design Review Board reviewed elevations for the development and had no major concerns with the proposed elevations.

CONCLUSION:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan approval outlined in Section 11-69-5 of the MZO for development of a restaurant with a drive-thru. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review approval.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit; whichever comes first.
5. Written notice be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
6. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, any proposed development of a structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
7. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.