



## Planning and Zoning Board

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### *Staff Report*

**CASE NUMBER:** ZON19-00020  
**LOCATION/ADDRESS:** Within the 9100 block of East Guadalupe Road (south side)  
**GENERAL VICINITY:** Located West of Ellsworth Road on the South side of Guadalupe 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:** USTOR-Eastmark, LLC  
**APPLICANT:** Carolina Salgado, Marks Architects, Inc.  
**STAFF PLANNER:** Cassidy Welch, Planner I

#### **SITE DATA**

**PARCEL NO.:** 312-12-858  
**PARCEL SIZE:** 1± acres  
**EXISTING ZONING:** LC-PAD  
**GENERAL PLAN CHARACTER:** Mixed Use Activity District  
**CURRENT LAND USE:** Vacant

#### **SITE CONTEXT**

**NORTH:** (Across Guadalupe Road) Manufactured Home Park, zoned RM-4  
**EAST:** Vacant, zoned LC-PAD  
**SOUTH:** Self-Storage, zoned LC-PAD  
**WEST:** Self-Storage, zoned LC-PAD

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

**February 22, 1990:** Annexed into the City of Mesa (Ord. #2422)  
**April 2, 1990:** City designated comparable zoning (Case #Z90-009; Ord. #2511)  
**November 6, 2000:** Rezoned from R1-43 (RS-43) to R1-6-PAD, R-2, R-3 and C-2 with a DMP Overlay (Case #Z00-055; Ord. #3825)

**STAFF RECOMMENDATION:** Approval with conditions

### **PROJECT DESCRIPTION / REQUEST**

This is a request for a Site Plan Review to allow the development of a 2,718 square foot restaurant building with a drive-thru on the property.

### **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 nor 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 April 16, 2019 Study Session. Staff will provide the Board any new information during the scheduled Study Session on April 16, 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 Mixed Use Activity character area designation. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity character type is to provide community activity areas that include a significant commercial and retail component. The proposed development of the property for a restaurant is consistent with the General Plan designation.

#### **ZONING:**

The site is zoned Limited Commercial with a Planned Area Development (PAD) overlay (LC-PAD). The PAD overlay was created in 2000 through the approval of a master plan. The master plan consisted of 160 acres, including the subject site. The request to develop the property for a restaurant conforms with the master plan. The subject site is designated for commercial uses in the master plan and those allowed in the LC district. Per Section 11-6-2 of the City of Mesa Zoning Ordinance, the proposed restaurant with associated drive-thru is permitted in the LC district.

#### **SITE PLAN - MZO Section 11-69-5:**

The site plan shows the proposed 2,718 square foot restaurant building with an associated drive-thru will be located at the center of the site with parking located on the south side and west sides of the building. Access to the site will be through a shared drive along the north side of the property, adjacent to Guadalupe Road. The drive-thru will wrap along the east and south sides of the building. 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 March 19, 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.