

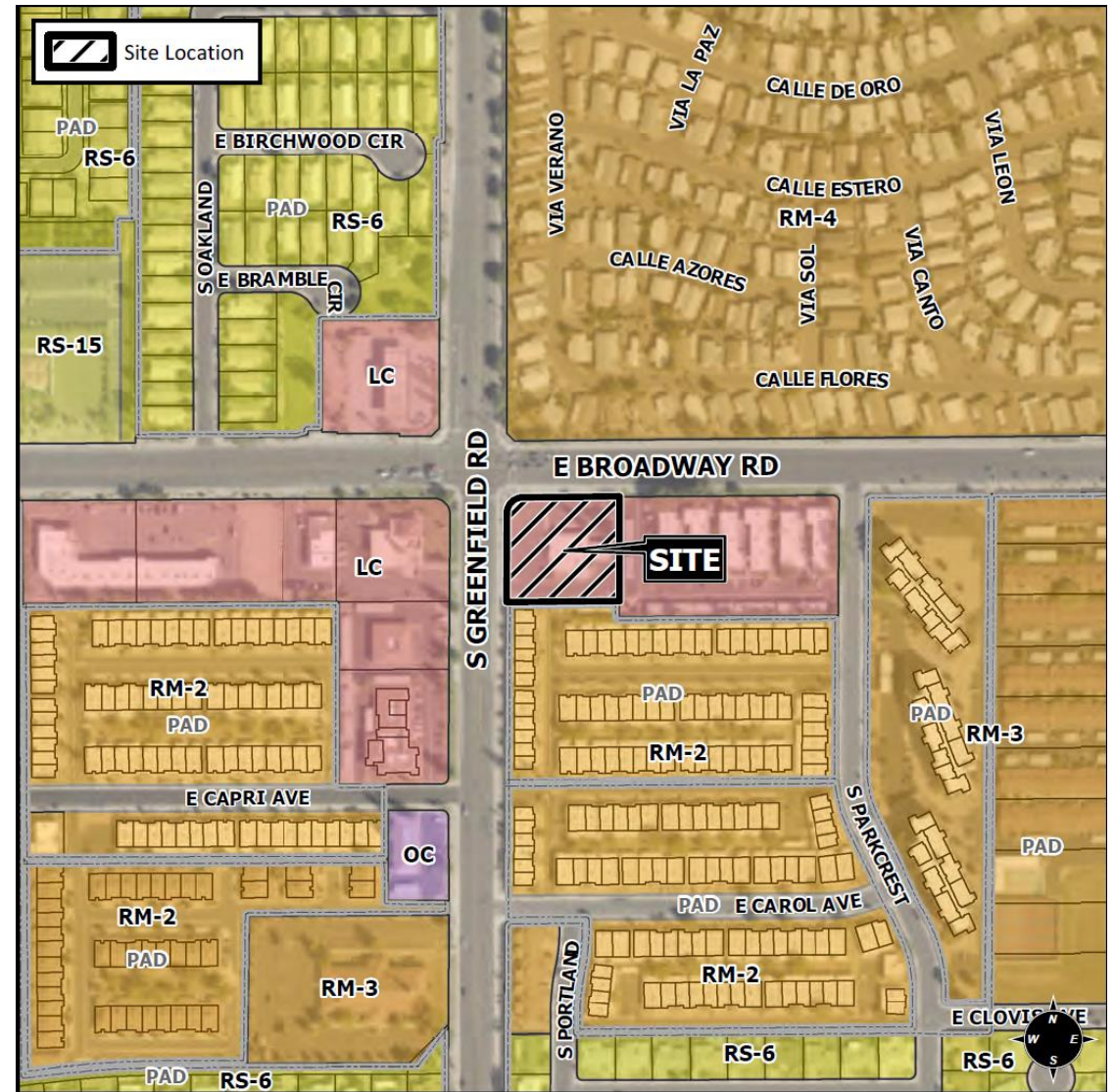


ZON20-00086

BURGER KING

Location

- SEC of Greenfield and Broadway Road

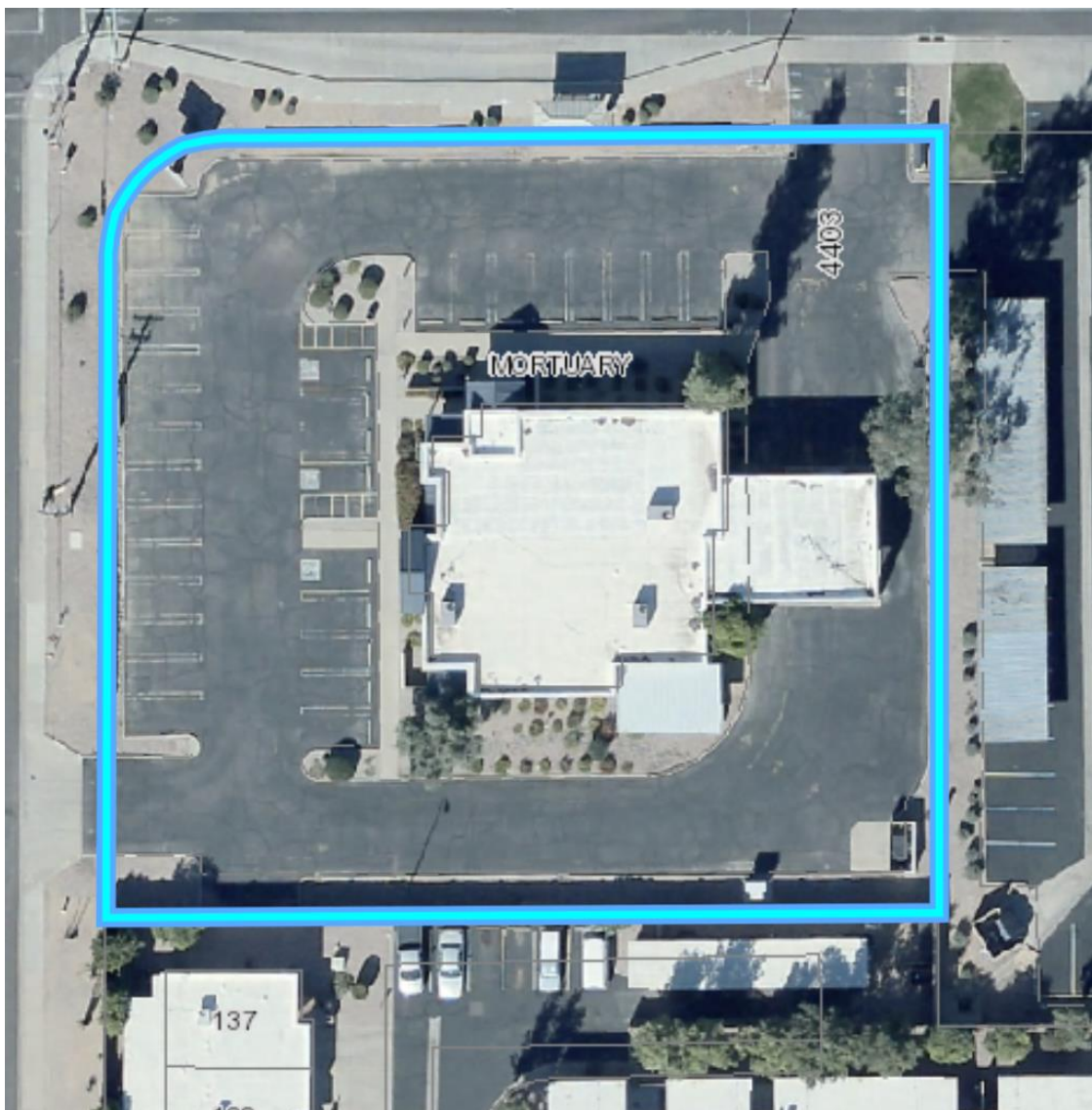




General Plan

Neighborhood

- Safe places to live
- Commercial uses along arterials
- Connectivity and walkability



Request

- Site plan review.

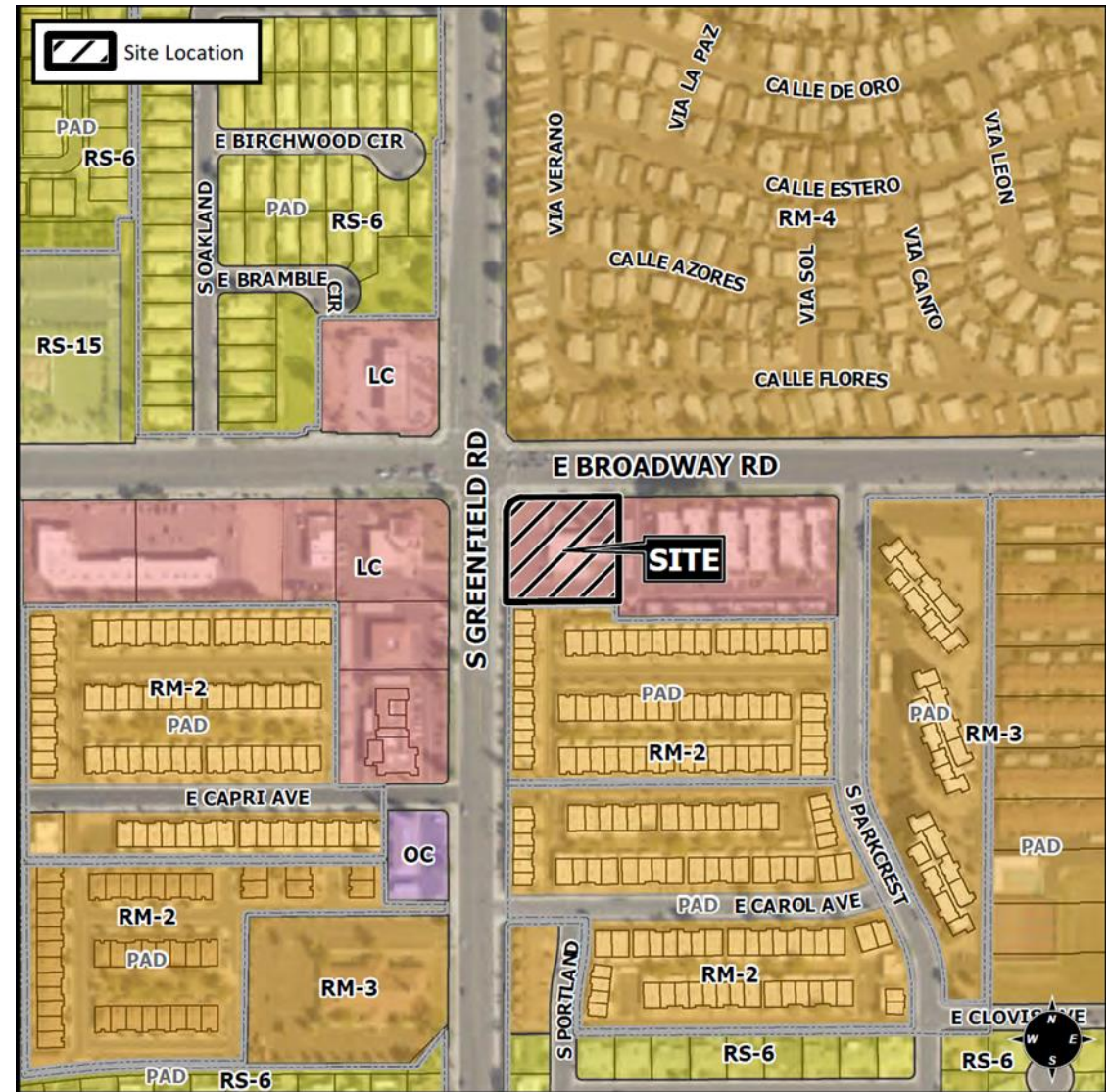
Purpose

- This request will allow for the development of a restaurant with Drive-thru

Zoning

Limited Commercial (LC)

- Restaurants with a drive-thru are a permitted use
- Adjacent to multi-family (RM) (south and north)
- Adjacent to LC (east and west)



Site Photos

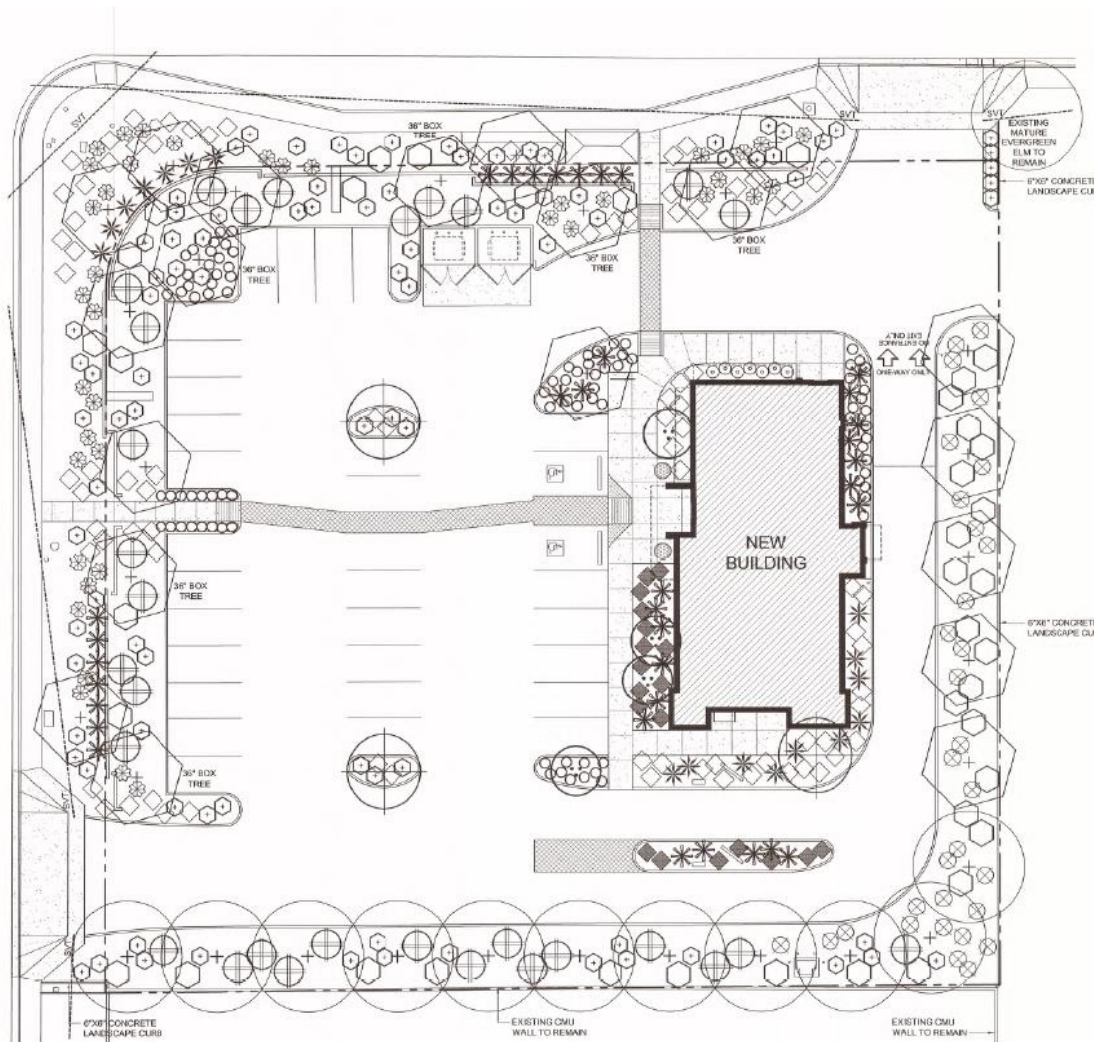


Looking south towards the site



Looking east towards the site

- Site accessed by three points
- 2 pedestrian paths
- Drive through ordering board south of site, with pick-up window and exit east of building

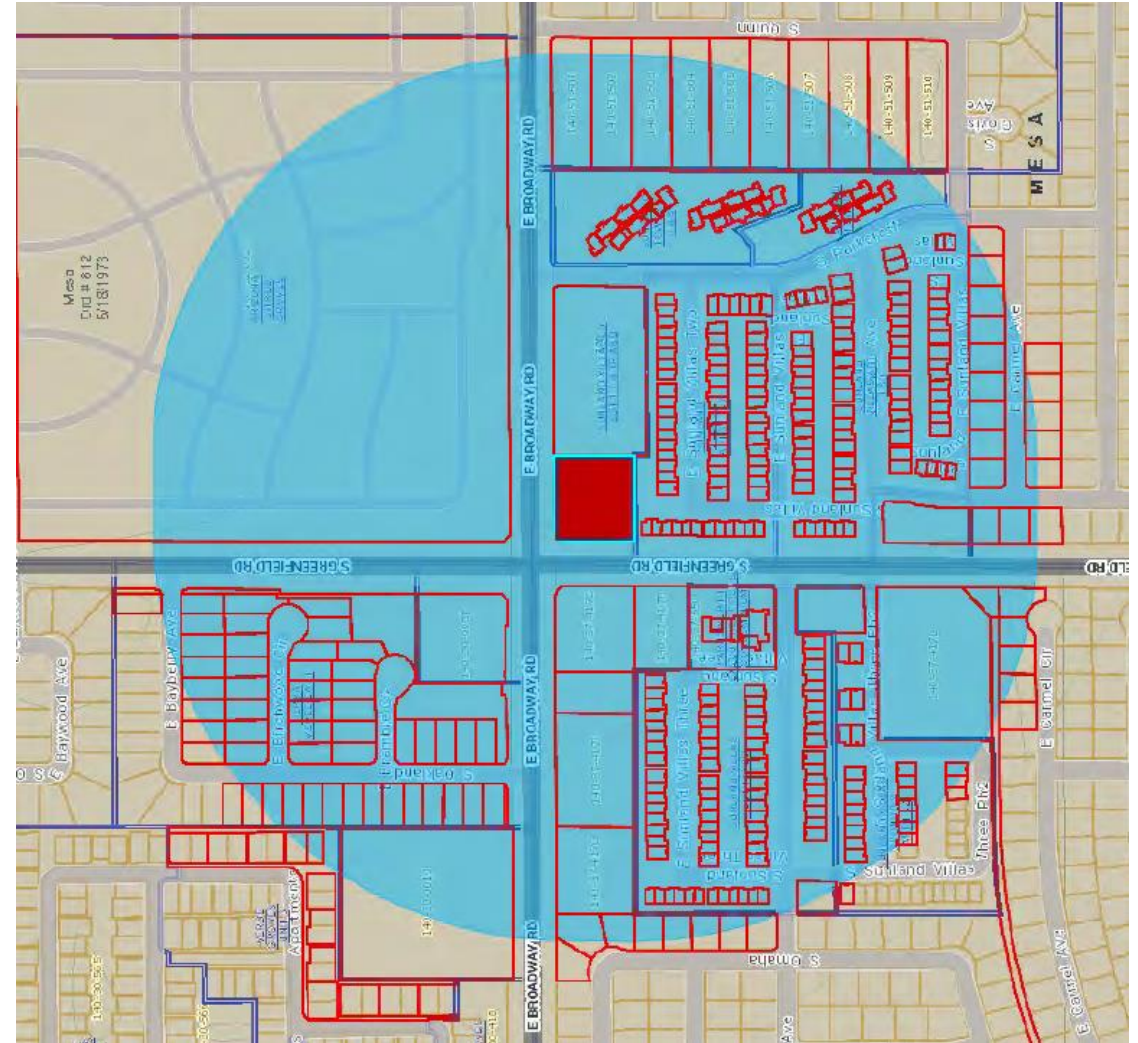


Compatibility

- Permitted use in LC district
- Existing commercial uses (mortuary/bank w/drive-thru)
- Adjacent to other commercial uses and multi-family
- Drive-thru area buffered with extra landscaping
- Provides a service to the neighborhood

Citizen Participation

- Mailed letters to property owners within 1000' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Community feedback
 - Neighborhood Opposition Petition
 - Project support



Design Review

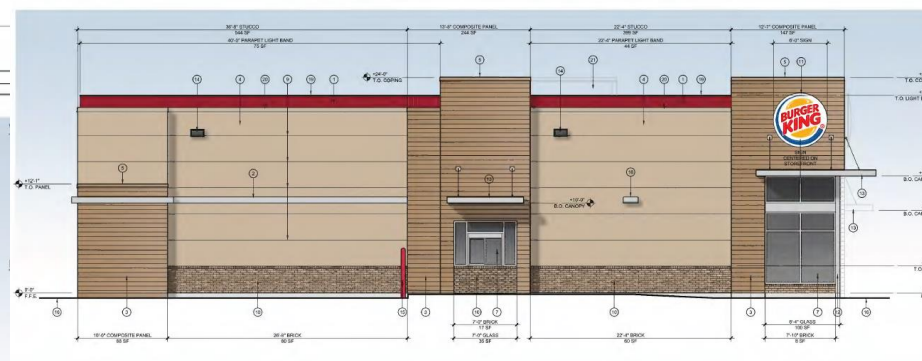
- April 14, 2020
- Recommended minor revisions to landscaping and elevations



L32 WEST EXTERIOR ELEVATION



L32 EAST EXTERIOR ELEVATION



L32 SOUTH EXTERIOR ELEVATION



X32 SOUTH EXTERIOR ELEVATION

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.
- ✓ Meets the criteria for a Drive Thru Facility outlined in Section 11-31-18 of the MZO

Staff Recommendation

Approval with Conditions