



PLANNING DIVISION
STAFF REPORT

City Council Hearing

August 30, 2021

CASE No.: **ZON21-00388**

PROJECT NAME: **Starbucks**

Owner's Name:	Jaswinder Singh – Surinder K Singh
Applicant's Name:	Tim Rasnake, Archion Architecture and Interiors, L.C.
Location of Request:	Within the 300 block of North Stapley Drive (west side) and within the 1100 block of East University Drive (south side).
Parcel No(s):	138-20-024A and 138-20-024B
Request:	Site Plan Review. This request will allow for the development of a drive-thru coffee shop.
Existing Zoning District:	Limited Commercial (LC)
Council District:	4
Site Size:	0.7 ± acres
Proposed Use(s):	Eating and Drinking Establishment (with drive-thru facility)
Existing Use(s):	Commercial
P&Z Hearing Date(s):	July 28, 2021 / 4:00 p.m.
Report Date:	July 22, 2021
Staff Planner:	Sean Pesek
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation: Approval with conditions	

HISTORY

On Aug. 1, 2000, the subject site was annexed into the City of Mesa as part of a ± 2,419 annexation (Ord #228).

On August 7, 1982, the City Council approved a rezoning from C-1 (Neighborhood Commercial) to C-2 (Limited Commercial) for Parcel No. 138-20-024B.

On February 2, 2004, the City Council approved a rezoning from R-4 (RSL-4.0) to C-2 (Limited Commercial) for Parcel No. 138-20-024A.

PROJECT DESCRIPTION

Background:

The subject request is for site plan review of an initial site plan to allow for the development of a 940 square foot coffee shop with drive-thru on a 0.7± acre site in the Limited Commercial (LC) zoning district. Per Section 11-6-2 in the Mesa Zoning Ordinance (MZO), an eating and drinking establishment (with drive-thru facility) is an allowed use in LC zoning. Per Section 11-69-2 in the MZO, a commercial project with arterial street frontage requires a site plan review process. However, because the applicant is seeking approval of a Development Incentive Permit (DIP) through Mesa's Board of Adjustment, the request cannot be reviewed administratively. Per Section 11-69-4(D) in the MZO, an initial site plan associated with a DIP is subject to recommendation by the Planning and Zoning Board and review and approval by City Council.

Currently, there is an existing commercial building, approximately 2,550 square feet in size, on Parcel No. 138-20-024B that will be demolished to accommodate the subject request. Parcel No. 138-20-024A is vacant and the applicant will record a lot combination with Maricopa County prior to construction permits. The subject property will be greatly impacted by roadway and intersection improvements associated with Mesa Project # C05041, which includes a 19-foot right-of-way expansion along E. University Drive and a 15-foot right-of-way expansion along N. Stapley Drive. As a result of the reduced developable area, the applicant has requested modifications to the required development standards through a DIP application, which will be heard before the Board of Adjustment on August 4, 2021.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Neighborhood. Per Chapter 7 (pg. 7-8) of the General Plan, the goal of this character area designation is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods have associated nonresidential uses if the total area devoted to local-serving businesses (in one location) is less than 15 acres and the businesses serve people within a mile radius of the area. The proposed use, eating and drinking establishment with drive-thru facility, conforms to the intent of the character area designation.

Central Main Street Plan:

The subject property is within the Evolution Corridor as defined in the Central Main Street Area Plan. Per the plan, an adopted policy of the Evolution Corridor is to improve the balance between pedestrian and automobile needs (pg. 120). The subject request supports this policy by providing covered outdoor seating for customers and two pedestrian connections from existing sidewalks along E. University Drive and N. Stapley Drive.

Zoning:

The subject property is zoned LC. Per Table 11-6-2 in the MZO, eating and drinking establishments with drive-thru facilities are permitted in the LC district. Additionally, the

proposed use conforms to the purpose and intent of the LC district by providing a locally oriented retail and service use that serves the surrounding residential trade area within a 1 to 10 mile radius.

As previously stated, future right-of-way improvements to E. University Drive and N. Stapley Drive will significantly reduce the developable area on the subject property. The applicant is proposing to modify certain development standards through a DIP to make the by-passed parcel viable for a drive-thru coffee shop.

Site Plan and General Site Development Standards:

The proposed site plan shows development of a 940 square foot restaurant with drive-thru on Parcel Nos. 138-20-024A and 138-20-024B. These parcels will be combined to accommodate the proposed development, and the existing commercial building on Parcel No. 138-20-024B will be demolished prior to construction permits. Proposed access to the site includes a right-in right-out driveway adjacent to E. University Drive and a full access driveway adjacent to N. Stapley Drive. The proposed building is in the northeast corner of lot with a drive-thru lane along the east building elevation. A customer pick-up window is located along the west building elevation with approximately 293 square feet of covered patio space.

Per Section 11-32-3 in the MZO, the proposed use requires 11 on-site parking spaces. The submitted site plan shows 11 parking stalls on the western portion of the lot. Two walkways will provide pedestrian connections to the proposed building from existing sidewalks in public right-of-way along E. University Drive and N. Stapley Drive.

Restaurants with a drive-thru lane in the LC district shall comply with additional standards established in Section 11-31-18 of the MZO. The site must meet specific queuing and drive-thru lane separation distances, as well as provide architectural integration of the pick-up window with the restaurant. The proposed site plan complies with these standards.

Design Review:

On July 14, 2021, the Design Review Board reviewed the proposed elevations and landscape plan for the development and recommended minor revisions. The applicant is working with staff to incorporate the suggested changes by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across E. University Drive) LC Medical Plaza	North (Across E. University Drive) LC Medical Plaza	Northeast (Across E. University Drive) LC Gas Station
West LC Commercial Services	Subject Property LC Vacant and Retail	East (Across N. Stapley Drive) LC and NC Gas Station and General Office
Southwest OC	South OC	Southeast RM-4

Duplex	Duplex	Office
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Compatibility with Surrounding Land Uses:

The subject property is located at an arterial intersection. There are existing medical office uses across E. University Drive to the north and existing commercial uses to the east and south. To the west is a single residence structure and a health services facility. Site improvements will include installation of dense landscaping and a 4-foot CMU screen wall along the western property line to provide a buffer to adjacent uses and buildings.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. The notification letter included a link to a virtual neighborhood meeting held on June 16, 2021. One resident participated in the meeting and expressed her support for the proposed designs. Staff will provide the Board with new information during the scheduled Study Session on July 28, 2021.

Staff Recommendation:

After review of the application, staff finds that the subject request is consistent with the General Plan, the Central Main Street Area Plan, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified through the approval of the associated Development Incentive Permit (Case No. BOA21-00389).
4. Approval of the associated Development Incentive Permit (Case No. BOA21-00389) by Mesa's Board of Adjustment.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

Exhibit 4-Citizen Participation Report