



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

September 23, 2024

CASE No.: ZON24-00066 11002	PROJECT NAME: Angie's Prime Grill Store
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Owner's Name:	GUADALUPE ALMA SCHOOL EQUITIES LLC
Applicant's Name:	Jeff Williams, R.B. Williams & Assoc., Inc.
Location of Request:	Within the 1100 block of West Guadalupe Road (north side). Located east of Alma School Road and north of Guadalupe Road.
Parcel No(s):	302-87-815
Request:	Major Site Plan Modification
Existing Zoning District:	Limited Commercial (LC)
Council District:	3
Site Size:	1± acres
Proposed Use(s):	Limited Service Restaurant with Drive-thru Facility
Existing Use(s):	Automobile/Vehicle Washing
P&Z Hearing Date(s):	August 28, 2024 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation: APPROVAL with Conditions (5-0)	
Proposition 207 Waiver Signed: Yes	

HISTORY

On **May 19, 1973**, City Council annexed 4,120± acres of land, including the 0.8± acre Project Site, into the City of Mesa (Ordinance No. 812) and subsequently assigned Agricultural (AG) zoning to the Project Site.

On **August 18, 1975**, City Council rezoned the Project Site from AG to Limited Commercial C-2 (equivalent to Limited Commercial [LC]) as part of a larger 256± acre rezoning (Case No. Z75-050; Ord. No. 948).

On **April 23, 1979**, City Council rezoned 2± acres from Single Family Residence-6 (R1-6) to LC to allow the development of a group shopping center, which included the Project Site, but stipulated the associated site plan be approved at a later date (Case Nos. Z79-025 and SPM79-003; Ord. No. 1224).

On **October 19, 1981**, the Council approved a Site Plan Modification for 11± acres to allow the development of Phase 1 only of a group commercial development and stipulated that each additional phase be approved by the Planning and Zoning Board and City Council. The Project Site is located in Phase II of the proposed shopping center (Case No. SPM81-010).

On **July 19, 1982**, the Council approved a Site Plan and elevations for 4± acres to allow the development of Phase II a group commercial development, including a self-service car wash on the Project Site (Case No. SPR82-008).

On **August 13, 2024**, the Design Review Board reviewed the Proposed Project. Staff will work with the applicant to address comments and recommendations from the Design Review Board.

On **August 28, 2024**, the Planning and Zoning Board approved a Special Use Permit for a parking reduction and recommended that City Council approve the Proposed Project.

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to the previously approved site plan to construct an 1,840 square foot, limited service restaurant with dual drive-thru lanes (Proposed Project).

Per Section 11-69-7(C) of the Mesa Zoning Ordinance (MZO), a Major Site Plan Modification is required to go through the public hearing review and approval process.

The 1± acre project site is located east of Alma School Road on the north side of Guadalupe Road. In 1982, a site plan and elevations were approved to allow the development of a self-service car wash on the Project Site. Later that same year, a building permit was issued for the construction of a self-service car wash on the Project Site. To facilitate the construction of the Proposed Project, the existing self-service car wash will be demolished.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation for the subject site is Mixed Use Activity District with a Community-Scale Sub-type, the goal of which is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Per the 2040 Mesa General Plan, Limited Commercial (LC) is identified as a primary zoning district within the Community-Scale Sub-type.

Staff reviewed the Proposed Project and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The project site is zoned Limited Commercial (LC).

Per Section 11-6-2 of the MZO, a limited service restaurant with drive-thru facilities is a permitted use in the LC zoning district, subject to the additional development standards in Section 11-31-18 of the MZO.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Commercial	North LC Commercial	Northeast LC Commercial
West LC Commercial	Project Site LC Self-Service Car Wash	East LC Commercial
Southwest (Across Guadalupe Road) LC Commercial	South (Across Guadalupe Road) LC Commercial	Southeast (Across Guadalupe Road) LC Commercial

Compatibility with Surrounding Land Uses:

The project site is developed with a self-service car wash, which will be demolished to accommodate the proposed limited-service restaurant with drive-thru facilities. The project site is surrounded by existing commercial development to the west, north, east and across Guadalupe Drive.

The Proposed Project as shown on the site plan is compatible with the surrounding land uses.

Site Plan and General Site Development Standards:

The project site is located east of Alma School Road on the north side of Guadalupe Road. The Proposed Project includes construction of 1,840 square foot limited service restaurant with dual drive-thru lanes. The drive-thru entrance is located to the north of the restaurant, and the drive-thru lane continues south along the east side of the building and exits along the south elevation.

Access to the project site is provided by a shared access drive from Guadalupe Road and a shared access drive along the north property line, which connects to a commercial center to the north to provide a secondary access from Alma School Road to the Project Site.

Parking spaces for the Proposed Project are provided adjacent to the east elevation. Per Section 11-32-3 of the MZO, 19 parking spaces are required. The applicant requested a Special Use Permit (SUP) to reduce the number of required parking spaces from 19 to 8, a 11-space reduction. The Planning and Zoning Board approved the SUP for the parking reduction at their August 28, 2024 meeting.

Additional standards for drive-thru facilities, including circulation, stacking and standards are included in Section 11-31-18 of the MZO.

Overall, the Proposed Project complies with the additional drive-thru standards found in Section 11-31-18 of the MZO and the review criteria for Site Plan Review in Section 11-69-5 of the MZO.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site, HOAs within ½ mile and registered neighborhoods within one mile of the site. As of writing this report, neither the applicant nor staff have received any comments/concerns from surrounding property owners.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, meets the development standards of Section 11-31-18 of the MZO for drive-thru facilities, and meets the review criteria for Site Plan Review outlined in Section 11-69-5, as required for major site plan modifications in Section 11-69-7 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted with this request instead of the site plan approved with case SPR82-008.
2. Compliance with all requirements of the Design Review Case DRB24-00067.
3. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents