



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 10, 2023

CASE No.: ZON22-01305	PROJECT NAME: Raising Canes
Owner's Name:	Brad Joseph, BMJ Holdings, LLC. Power Investment Holdings, LLC. Quattro Mesa, LLC.
Applicant's Name:	Kevin Appelbe, PM Design Group
Location of Request:	Within the 2100 block of North Power Road (east side). Located north of McKellips Road on the east side of Power Road.
Parcel No(s):	219-25-008J and 219-25-008K
Request:	Site Plan Review. This request will allow for the development of a restaurant with a drive-thru facility.
Existing Zoning District:	Limited Commercial
Council District:	5
Site Size:	2.5± acres
Proposed Use(s):	Restaurant with a drive-thru facility
Existing Use(s):	Vacant
Hearing Date(s):	May 10, 2023 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **March 20, 1986**, the subject property was annexed into the City of Mesa as part of a larger 407± acre annexation (Case No. A86-002; Ord. No. 2041).

On **July 7, 1986**, the City Council established zoning on 240± acres of recently annexed land, including the subject site, of R1-35 (equivalent to RS-35), R1-15 (equivalent to RS-15), R1-9 (equivalent to RS-9), and C-2 (equivalent to Limited Commercial [LC]) (Case No. Z86-070; Ord. No.2103).

On **February 28, 2022**, the City Council approved a rezoning from Single Residence-35 (RS-35) to Limited Commercial (LC) for future commercial development (Case No. ZON21-01025; Ord #5676).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of an Initial Site Plan to allow for the development of a restaurant with a drive-thru on a currently vacant parcel on Power Road north of McKellips Road. The Proposed Project consists of a 2,966 square foot building with a double drive thru lane and will have a 1,095 square foot outdoor patio located in the front of the building on the south side with the drive-thru located to the north and parking to the south.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity District. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity District character area designation is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

The Proposed Project is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), a restaurant with a drive-thru is an allowed use in the LC zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a 2,966 square foot restaurant with a drive-thru on a 2.5± acre site. The proposed building is located adjacent to Power Road on the north side of the property with an ADA accessible 1,095 square foot outdoor patio and dining space to the south.

Access to the site will be provided from Power Road through Delmon Drive. To help reduce the impact of the drive-thru and parking on Power Road, the drive-thru has been placed along the north side of the site, parallel to Delmon Drive with parking located to the south of the restaurant. Per Section 11-32-3 of the MZO, the total number of parking spaces required for the use is 35 spaces. The site plan shows 36 parking spaces. The drive thru does comply with MZO Section 11-31-19 for drive thru requirements and the outdoor patio also complies with MZO Section 11-31-19 for outdoor patio requirements.

The Proposed Project is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The City's Design Review Board is scheduled to review the subject request on May 9, 2023. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Power Road) RS-9 Single Family	North RM-4 Multi Family	Northeast RM-4 Multi Family
West (Across Power Road) RS-9 Place of Worship	Subject Property LC Commercial	East LC Commercial Dog Boarding and Training Facility
Southwest (Across Power Road) RS-9 Vacant	South LC Commercial	Southeast LC Commercial

Compatibility with Surrounding Land Uses:

The subject property is currently vacant. To the east of the subject property is a dog boarding and training facility. South of the property is a large commercial development. To the east, across Power Road, is a place of worship and vacant space with single family and multifamily homes to the north and northwest.

The proposed restaurant with a drive-thru use will be compatible with the surrounding area and the Mixed Use Activity District Character Area.

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, as well as HOAs within ½ mile, and registered neighborhoods within one mile. Neither Staff nor the applicant have been contacted by any neighbors. Staff will provide the Board with any new information during the scheduled Study Session on May 10, 2023.

Staff Recommendations:

Staff finds that the request for a Site Plan Review for the development of a restaurant with a drive-thru development in the LC District is consistent with the Mesa 2040 General Plan and meets 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 the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01304.
3. Compliance with all conditions of approval of Ordinance No. 5676.

4. Compliance with all City development codes and regulations.

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

3.5 Grading and Drainage Plan

3.6 Citizen Participation Plan

Exhibit 4-Citizen Participation Report