



PLANNING DIVISION

STAFF REPORT

Planning and Zoning Board

May 10, 2023

CASE No.: ZON22-01216	PROJECT NAME: Salad and Go
Owner's Name:	Avalon Base Country, LLC
Applicant's Name:	Travis Bousquet, Atwell, LLC
Location of Request:	Within the 1900 block of South Country Club Drive (west side) and within the 400 block of West Baseline Road (north side). Located north of Baseline Road on the west side of Country Club Drive.
Parcel No(s):	134-24-008E
Request:	Site Plan Review. This request will allow for a restaurant with a drive-thru facility.
Existing Zoning District:	General Commercial
Council District:	4
Site Size:	2± acres
Proposed Use(s):	Restaurant with a drive-thru facility
Existing Use(s):	Parking lot for a retail use
Hearing Date(s):	May 10, 2023 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **June 18, 1973**, the subject property was annexed into the City of Mesa as part of a larger 4,119.78± acre annexation (Ord. No. 812).

On **February 5, 1990**, the City Council approved modifications to an approved development plan, land use study, and site plan; and approved the preliminary plat on 27.12± acres, including the subject site (Case No. Z90-001; Ord. No. 2490).

On **September 7, 1999**, the City Council approved a site plan modification to accommodate the development of a commercial building (Case No. Z99-070; Ord. No. 3678).

On **September 1, 1999**, the Design Review Board reviewed and approved elevations for a 15,120 square foot drug store (Case No. DR99-092).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Site Plan Modification to allow for the development of a restaurant with a drive-thru (Proposed Project) on the eastern 0.74± acres of a 2± acre parcel.

The Proposed Project will replace the existing parking previously used for Walgreens on the same lot. The building previously occupied by Walgreens is now being used as a shoe store. As the Zoning Ordinance did not have restrictions on overparking at the time of the site plan approval, the site was parked over what the Zoning Ordinance required. This allows the applicants to redevelop the parking lot while making sure the parking still meets Code requirements.

The addition of a 783 square foot building on the site is considered a Major Site Plan Modification and is required to be reviewed and approved through the public hearing process in accordance with Section 11-69-7 of the Mesa Zoning Ordinance (MZO) with final approval from City Council.

In order to facilitate the redevelopment of the site, the applicant has requested approval of a Substantial Improvement Permit (SCIP) which will be reviewed by the Board of Adjustment on June 7, 2023.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity District and Transit Corridor. 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 focus for the Transit Corridor is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. The Corridor Sub-type applies to the development of the corridors between stations and stops and will be less intense but still evolve into a more urban pattern with buildings brought close to the front property lines and parking behind or beside buildings.

Zoning District Designations:

The subject property is zoned General Commercial (GC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance (MZO), restaurants with a drive-thru are an allowed use in the GC zoning district subject to the additional standards for drive thru facilities in Section 11-31-18 of the MZO.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a 783 square foot restaurant with double drive-thru lanes that taper to a single lane at the pick-up window.

Due to both size and easement constraints the drive-thru lane was not able to be located internal to the site and instead is adjacent to Country Club Drive. However, in accordance with Section 11-31-18 of the MZO, a 40-inch screen wall and an architecturally integrated canopy will be

constructed to provide additional screening of the drive-thru lane. The Proposed Project does comply with all drive thru requirements in Section 11-31-18 of the MZO.

Access to the site will be provided from Baseline Road and from Country Club Drive. Per Section 11-32-3 of the MZO, the total number of parking spaces required for the use is 48 spaces. The site plan shows 48 parking spaces, five of which are compact. Pedestrian connectivity will be provided to the site to from both Baseline Road and Country Club Drive.

Design Review:

The City's Design Review Board reviewed the proposed elevations and landscape plan on the May 9, 2023 Work Session and had only minor comments.

Surrounding Zoning Designations and Existing Use Activity:

Northwest GC Commercial	North GC Medical Office	Northeast (Across Country Club Drive) LI Commercial
West GC Commercial	Subject Property GC Commercial	East (Across Country Club Drive) GC Commercial
Southwest (Across Baseline Road) LI-BIZ Hotel	South (Across Baseline Road) GC Commercial	Southeast (Across Baseline Road and Country Club Drive) Town of Gilbert Commercial

Compatibility with Surrounding Land Uses:

The subject property is currently part of a larger group commercial development located on the west side of Country Club Drive and north of Baseline Road. The properties to the north are part of a medical center while the other properties to the west, south, and east are commercial uses. To the southwest of the subject site is a hotel and southeast across Country Club Drive and Baseline Road is the Town of Gilbert. The proposed restaurant with a drive-thru use will be compatible with the surrounding area and the Mixed Use Activity District and Transit Corridor Character Areas.

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 of the site. 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 Proposed Project 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. DRB22-01217.
3. The approval of the site plan is contingent on the Board of Adjustment approving a Substantial Conformance Improvement Permit (Case No. BOA23-00307).
4. Compliance with all requirements of Board of Adjustment Case No. BOA23-00307.
5. Compliance with all conditions of approval of Ordinance No. 3678, except as modified by BOA23-00307 and comply with the final site plan submitted with this request (Case No ZON22-01216).
6. 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