



City Council

ZON24-00066

Mary Kopaskie-Brown, Planning Director

September 23, 2024



Request

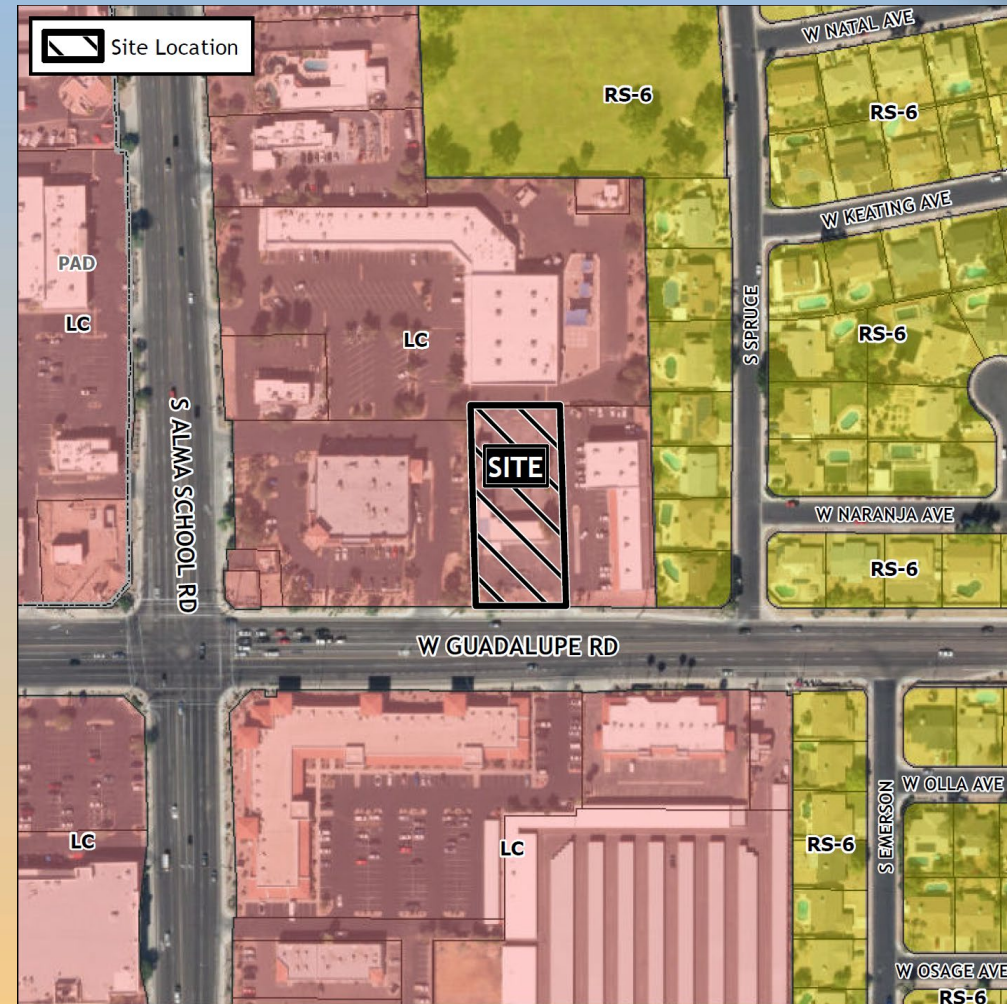
- Major Site Plan Modification
- To allow for a limited service restaurant with drive-thru facility





Location

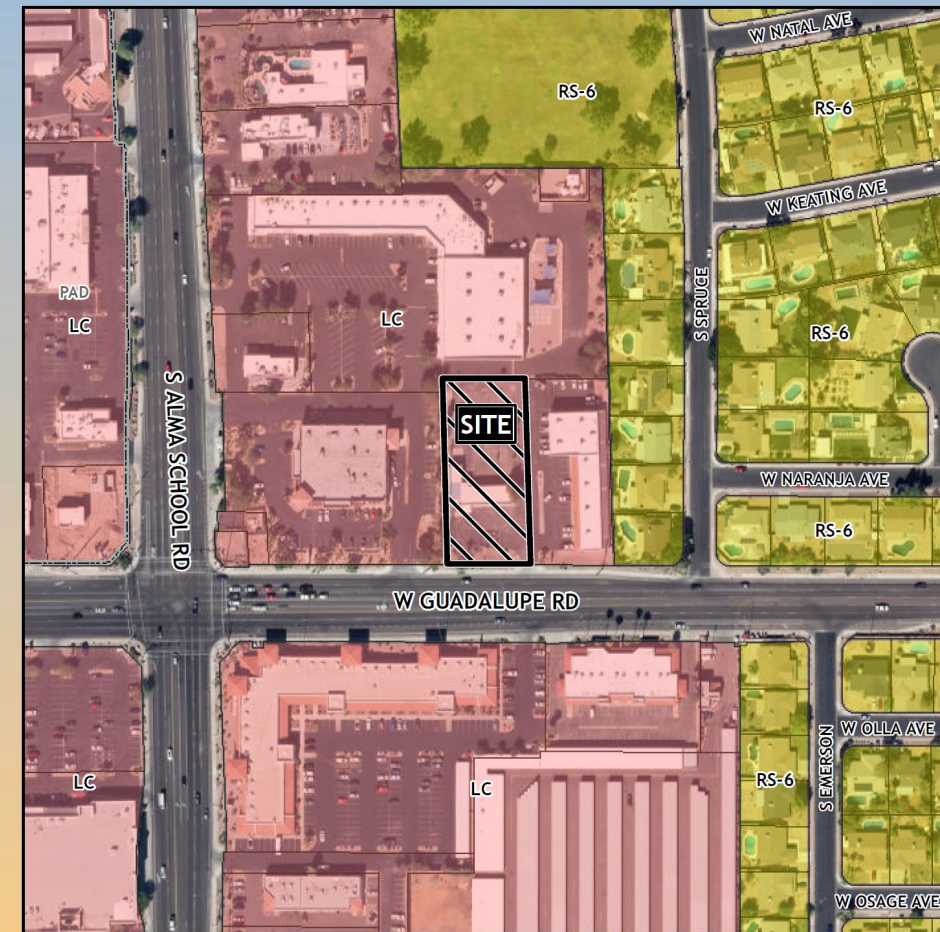
- 1118 West Guadalupe
- East of Alma School Road
- North side of Guadalupe Road





Zoning

- Current Zoning
 - Limited Commercial (LC)
- Limited Service Restaurant with a drive-thru is a permitted use in LC district
- Parking Reduction with SUP - P&Z Board

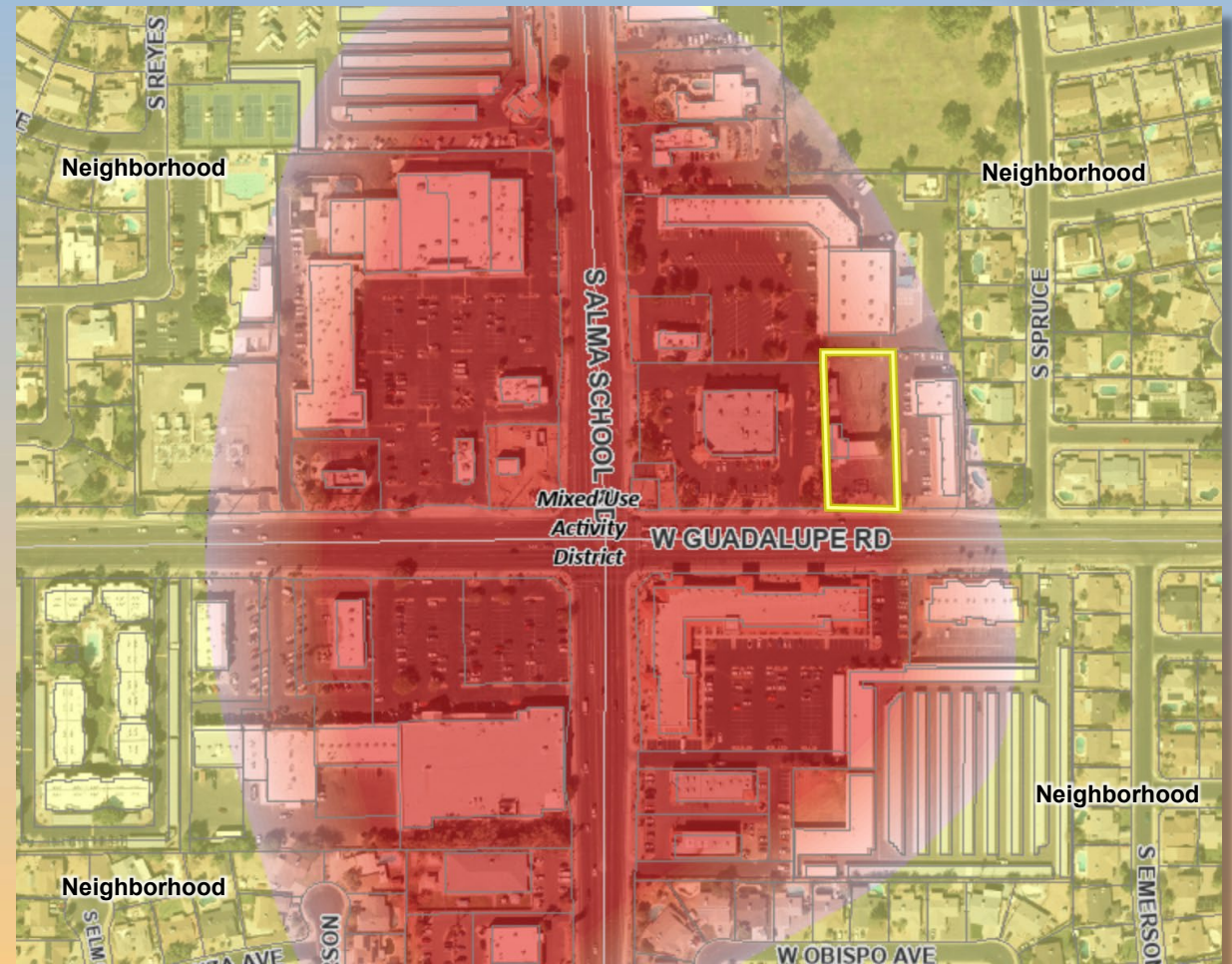




General Plan

Mixed Use Activity
District/Community Scale
Sub-type

- Strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences





Site Photo

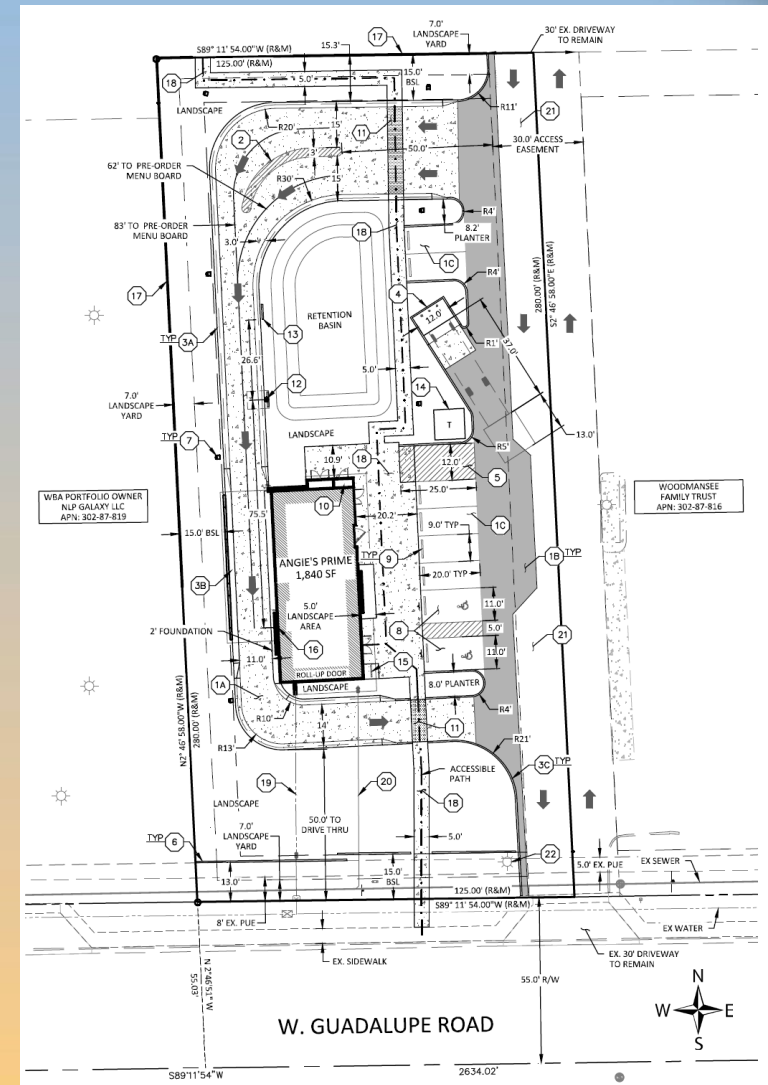


Looking north from Guadalupe Road



Site Plan

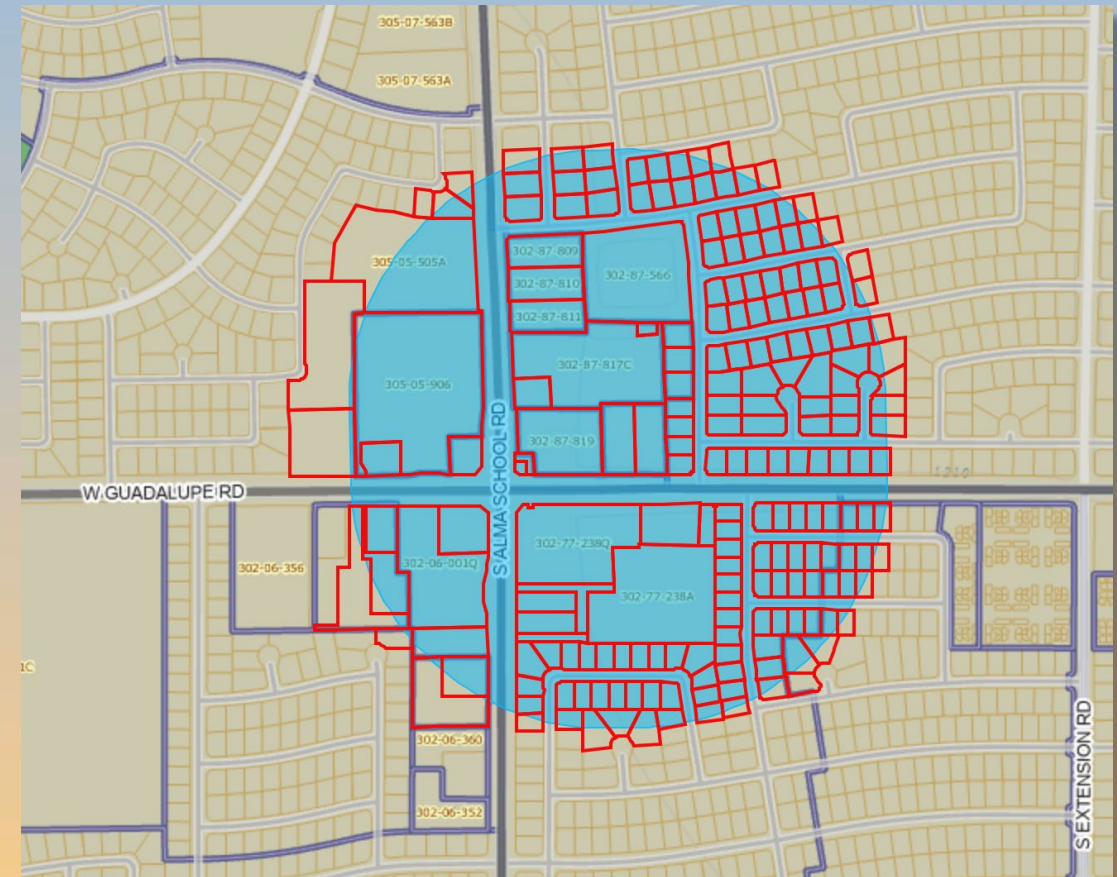
- 1,840 square foot building
- Dual drive-thru lanes
- Primary access from Guadalupe Road
- Cross-access to the north connects to Alma School Road





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners

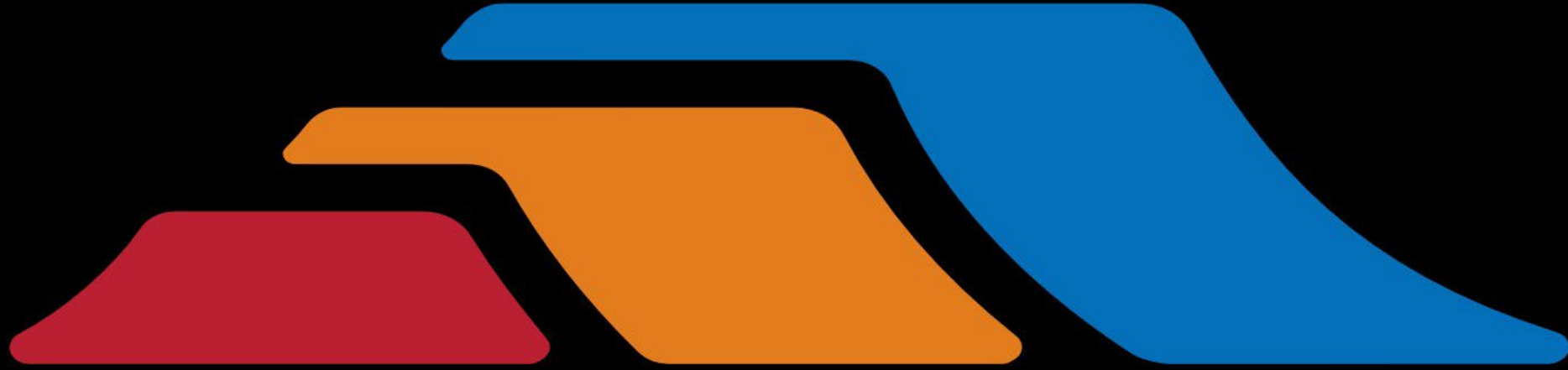




Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit for parking reduction (Section 11-32-6A and 11-70-5(E) - P&Z approved)

*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (5-0)*



mesa·az



Renderings





Renderings



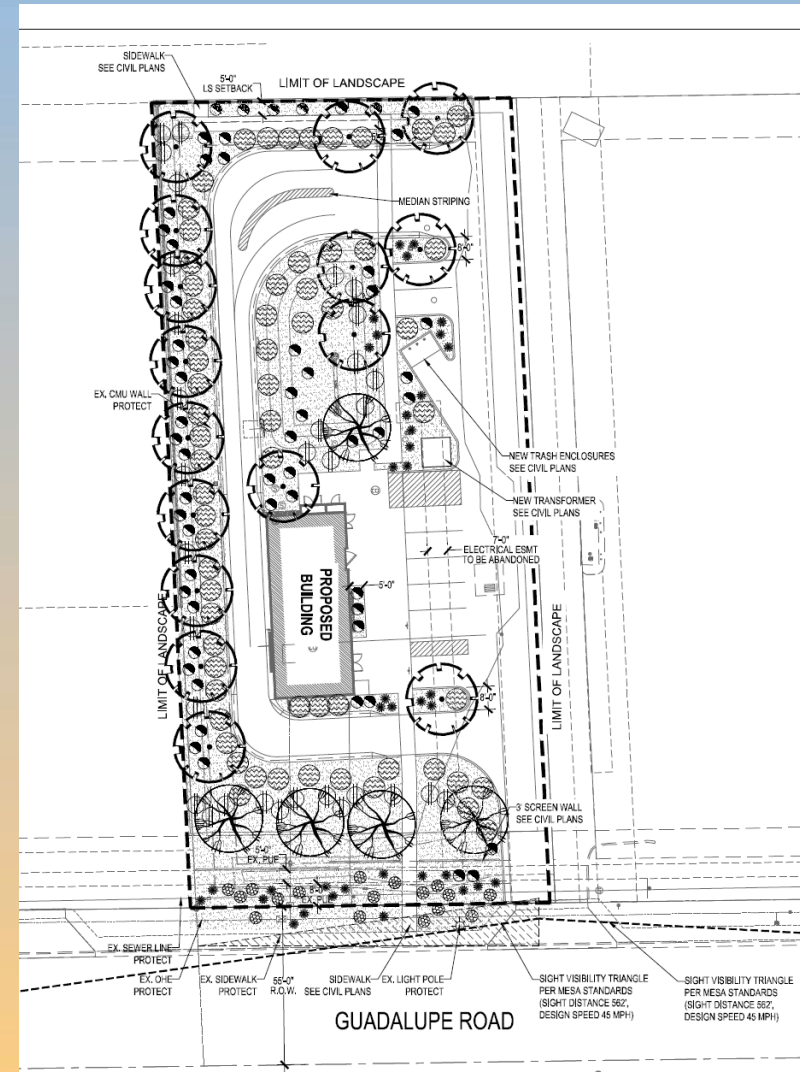


Landscape Plan

PLANTING MATERIAL LEGEND

| | TREES | SIZE | NOTES | QTY |
|---------------------|--|------------------------------|-------|----------------|
| | Acacia aneura Mulga Caliper Size: 2.0" | 36" Box | *ADWR | 5 |
| | Acacia salicina Willow Leaf Acacia Caliper Size: 1.5" | 24" Box 7-8 H x 2.5-3.5 W | *ADWR | 16 |
| GROUNDCOVERS | | | | QTY |
| | Lantana montevidensis Trailing Lantana 'Purple' | 5 Gallon can full | *ADWR | 17 |
| | Eremophila glabra Outback Sunrise Emu Bush | 5 Gallon can full | *ADWR | 64 |
| SHRUBS / ACCENTS | | | | QTY |
| | Hesperaloe parviflora Red Yucca | 5 Gallon can full | *ADWR | 37 |
| | Calliandra x 'Sierra Star' Sierra Star Red Fairy Duster | 5 Gallon can full | *ADWR | 59 |
| | Muhlenbergia rigida 'Nashville' Nashville Muhly Grass | 5 Gallon can full | *ADWR | 32 |
| LANDSCAPE MATERIALS | | | | QTY |
| | Decomposed Granite, 3/8" screened "Apache Red", 2" deep in planting areas per plan. | | | 16,180 s.f. |

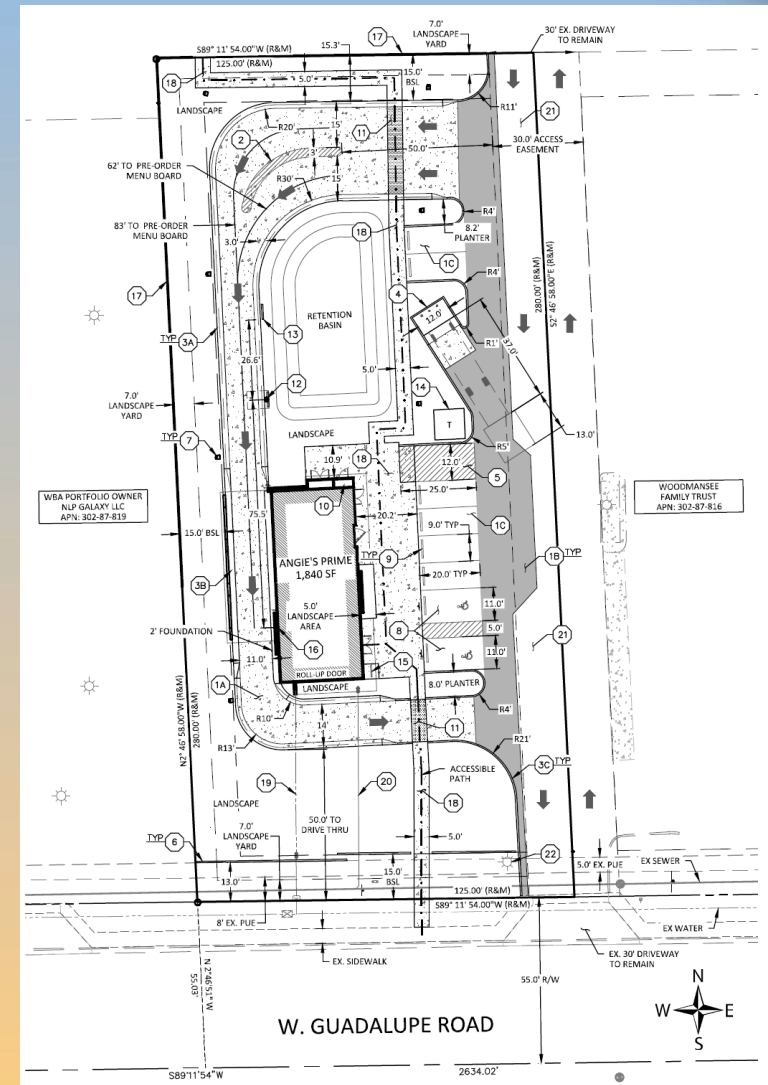
*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant





Special Use Permit - Parking Reduction

- 19 parking space required
- 8 parking spaces provided





Approval Criteria

Section 11-32-6(A) Parking Reduction Criteria

- ✓ Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site;
- ✓ The use will adequately be served by the proposed parking; and
- ✓ Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on street parking in the surrounding area.



Approval Criteria

Section 11-70-5(E) SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.