

Items Removed from Consent Agenda

**4-a ZON23-00545 - "Starbucks at University and Val Vista" (District 1).** Within the 400 to 500 blocks of North Val Vista Drive (west side) and within the 3500 block of East University Drive. Located west of Val Vista Drive and north of University Drive. (1.5 acres). Major Site Plan Modification and amending conditions of approval for Case No. Z16-033; and Special Use Permit. This request will allow for a restaurant with a drive-thru. Pew & Lake, PLC, Applicant; David Johnson, Owner.

**Planner: Samantha Brannagan**

**Staff Recommendation: Approval with conditions**

**Summary:**

**Principal Planner Evan Balmer presented case ZON23-00545 to the board. See attached presentation.**

**Chair Ayers invited members from the public to speak.**

**Louis Kresge, 3519 East Covina Street:** So in general, I am in favor of this proposal. But unfortunately, I cannot tell from the schematic whether or not the restaurant is in interior, or only that outdoor patio, I would not be in favor of this if it is only an outdoor patio. I'm generally in favor of the proposal, that particular property has been vacant for many, many, many years and it's an eyesore. This facility would allow the residents to the north to actually walk to the facility which would be very convenient. There is a manufactured housing community across Val Vista. They could in some cases walk or drive their golf carts over so very convenient facility would add to the whole area as far as an option for people to socialize, get out of the house and all that. But again, my one concern is that there's an interior restaurant space, not just outdoor space. I would not be in favor of the proposal or just drive through or outdoors.

**Marija Gorzic, 3557 E Cabellero Street:** We have a facility that is an adult care home with 10 residents who are not capable to walk, they are in wheelchairs. We don't want it to be less than 25 feet from our wall and we don't agree with drive thru because that is going to make a lot of noise for our residents. And the second house is the house that we live in nearby Starbucks is going to be in the back of our homes. And I sent some information about the damage on our wall. And he's not cooperating with us to remove these problems what he's saying here. Then we don't agree to drive through and not less than 25 feet from our wall. Our business has been here for 30 years or more than 30 years. And I think we have to get that into consideration because it's orderly people and they have to have some rest. They don't feel good. And if we have all the time cars going around, and lights and plus, on this corner, we have a lot of accidents today there was two car accidents on the corner. And Starbucks we have across the street in Albertsons store. Whoever wants to go to Starbucks can go to the store and buy the coffee. I don't think we need that many Starbucks on this corner.

**Applicant Jon Gillespie presented case ZON23-00545 to the board. See attached presentation.**

\* \* \* \* \*

**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)**

Chair Ayers expressed concern with some of the proposed landscaping and suggested providing a landscape maintenance agreement.

Board discussion ensued.

**Boardmember Crockett motioned to approve case ZON23-00545. The motion was seconded by Vice Chair Pitcher.**

**That: The Board recommends to approve case ZON23-00545 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00551.
3. Receive approval of a Development Incentive Permit from the Board of Adjustment and comply with all requirements of Case No. BOA23-00543.
4. Compliance with all City development codes and regulations except for those modified by Case No. BOA23-00543.
5. Dedicate ten feet of right-of-way on Val Vista Drive (for a total of 65 feet of right-of-way) at the time of application for a building permit, at the time of recordation of a plat, or at the time of the City's request for dedication, whichever comes first.
6. Grant an easement for an expanded bus shelter on University Drive at the time of application for a building permit, at the time of recordation of a plat, or at the time of the City's request for dedication, whichever comes first.
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Falcon Field Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within two miles of Falcon Field Airport.
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Execute a landscape maintenance agreement with the owner and the property owners to the north of the project site.

**Vote (6 – 0; Boardmember Blakeman, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Peterson, Montes, Carpenter

NAYS – None

\* \* \* \* \*

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# Planning & Zoning Board



# ZON23-00545

Evan Balmer, Principal Planner

October 25, 2023



# Request

- Major Site Plan Modification
- Special Use Permit
- Development of a restaurant with a drive-thru





# Location

- North of East University Drive
- West of North Val Vista Drive





# General Plan

## Neighborhood

- Provide safe places for people to live and enjoy their surrounding community

## Neighborhood Village Center

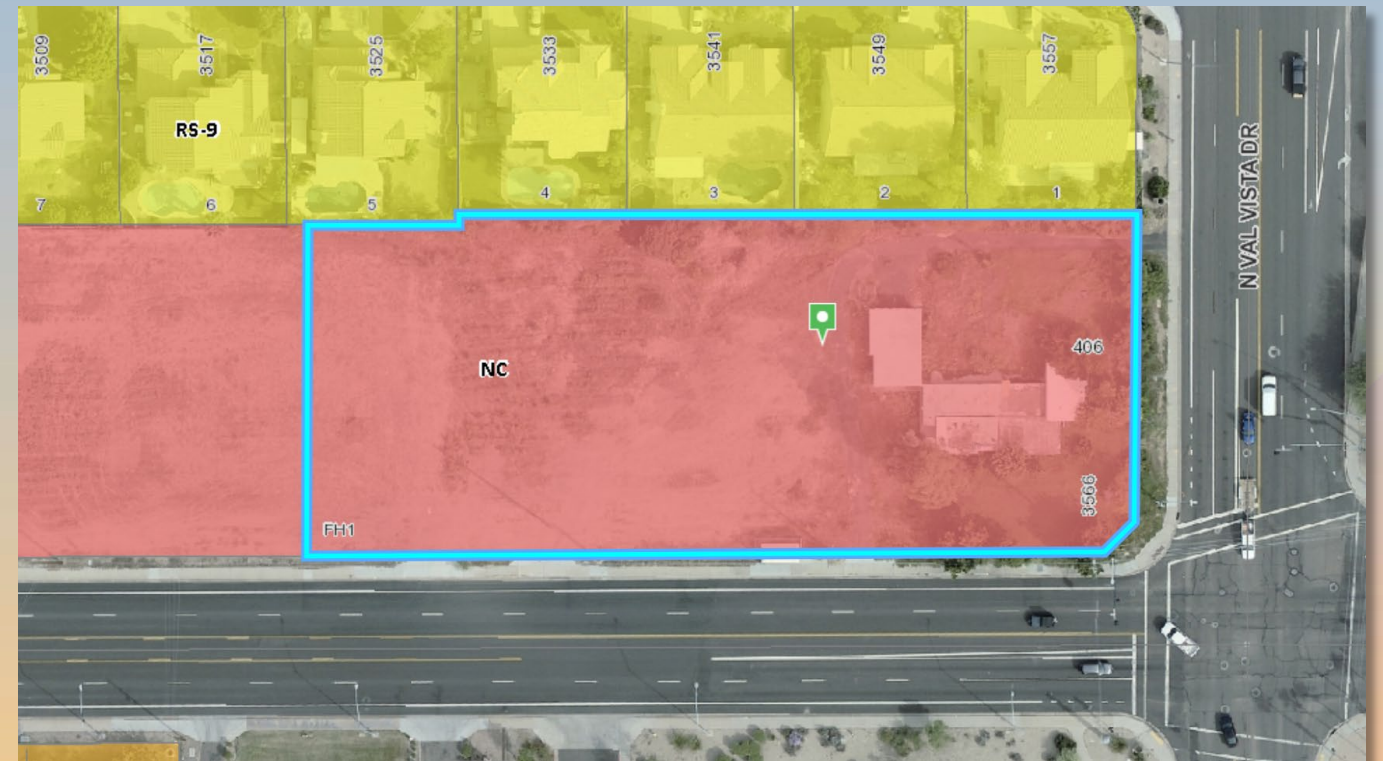
- Shopping areas to serve neighborhoods within 2 miles





# Zoning

- Neighborhood Commercial







# Site Photos



Looking northeast towards the site

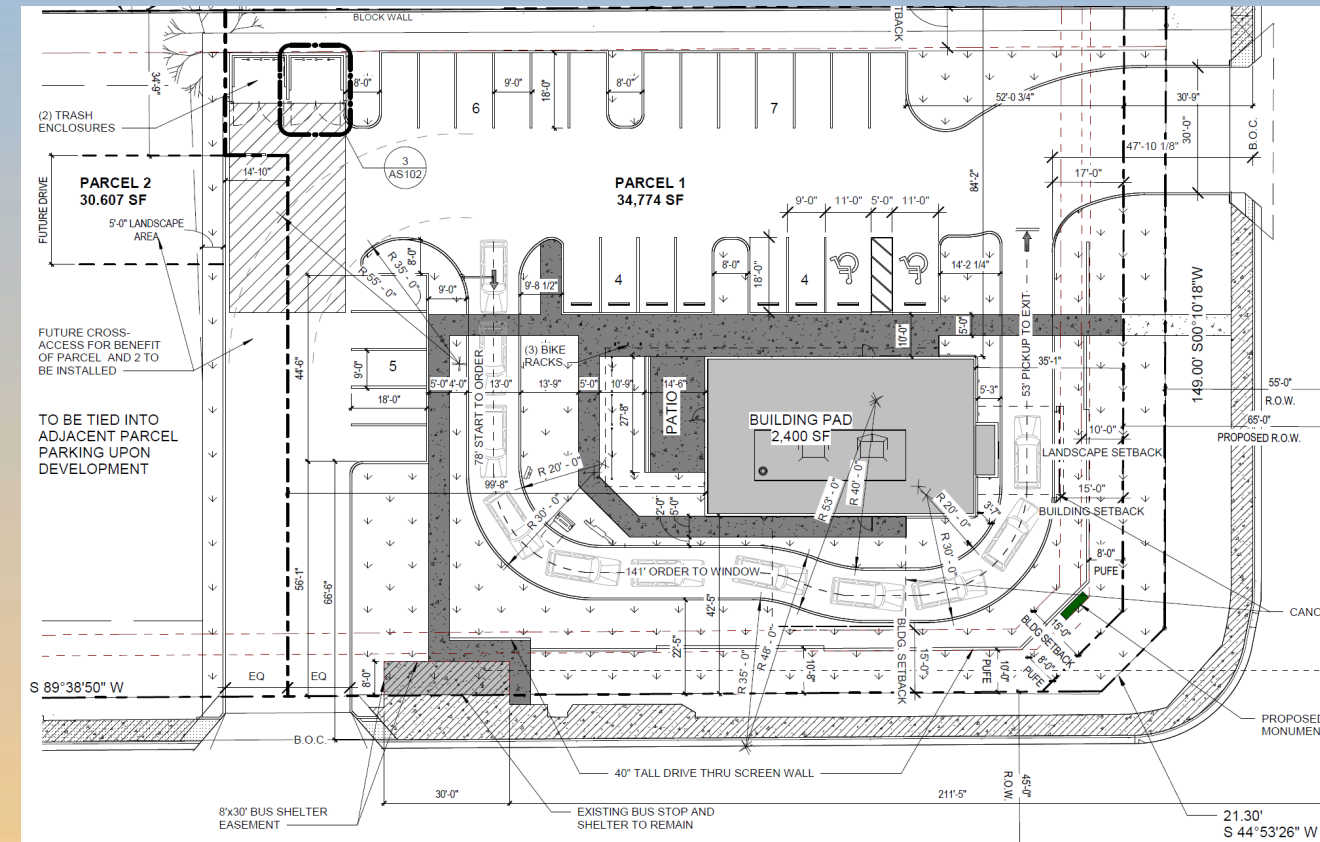


Looking west towards the site



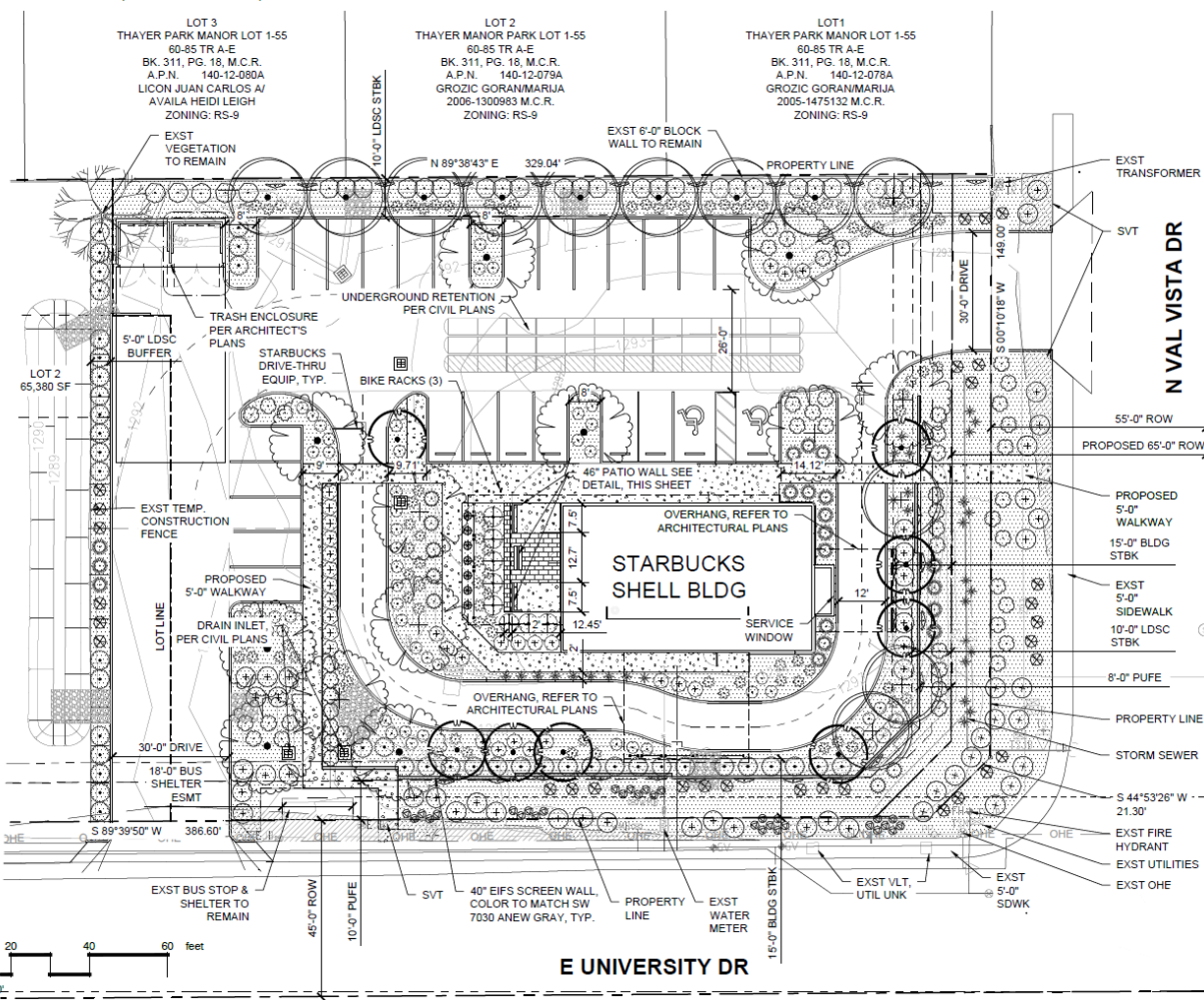
# Site Plan

- One-story 2,400± sq. ft. restaurant with a drive-thru
- 400 sq. ft. outdoor dining area
- Access from University Drive and Val Vista Drive





# Landscape Plan



### PLANT SCHEDULE

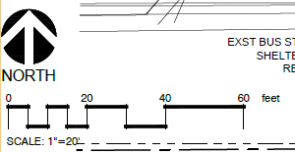
TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
	8	Acacia aneura Mulga	24" Box
	4	Acacia aneura Mulga	36" Box
	7	Pistacia x 'Red Push' Pistache	24" Box
	5	Pistacia x 'Red Push' Pistache	36" Box
	8	Sophora secundiflora Texas Mountain Laurel	24" Box
GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	31	Baileya multiradiata Desert Margold	5 gal
	28	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal
	29	Dodonaea viscosa Hop Bush	5 gal

GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	51	Eremophila hygrophana 'Blue Bells' Blue Bells Emu Bush	5 gal
	30	Hesperaloe x 'Perfu' Pink Parade Red Yucca	5 gal
	51	Lantana x 'New Gold' New Gold Lantana	5 gal
	43	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Texas Ranger	5 gal
	30	Ruellia brittoniana Purple Ruellia	5 gal
	11	Simmondsia chinensis 'Vista' Compact Jojoba	5 gal
	51	Sphagnetocola trilobata Yellow Dot	5 gal
	8	Tradescantia pallida 'Purple Heart' Purple Heart	5 gal

SCALE: NTS

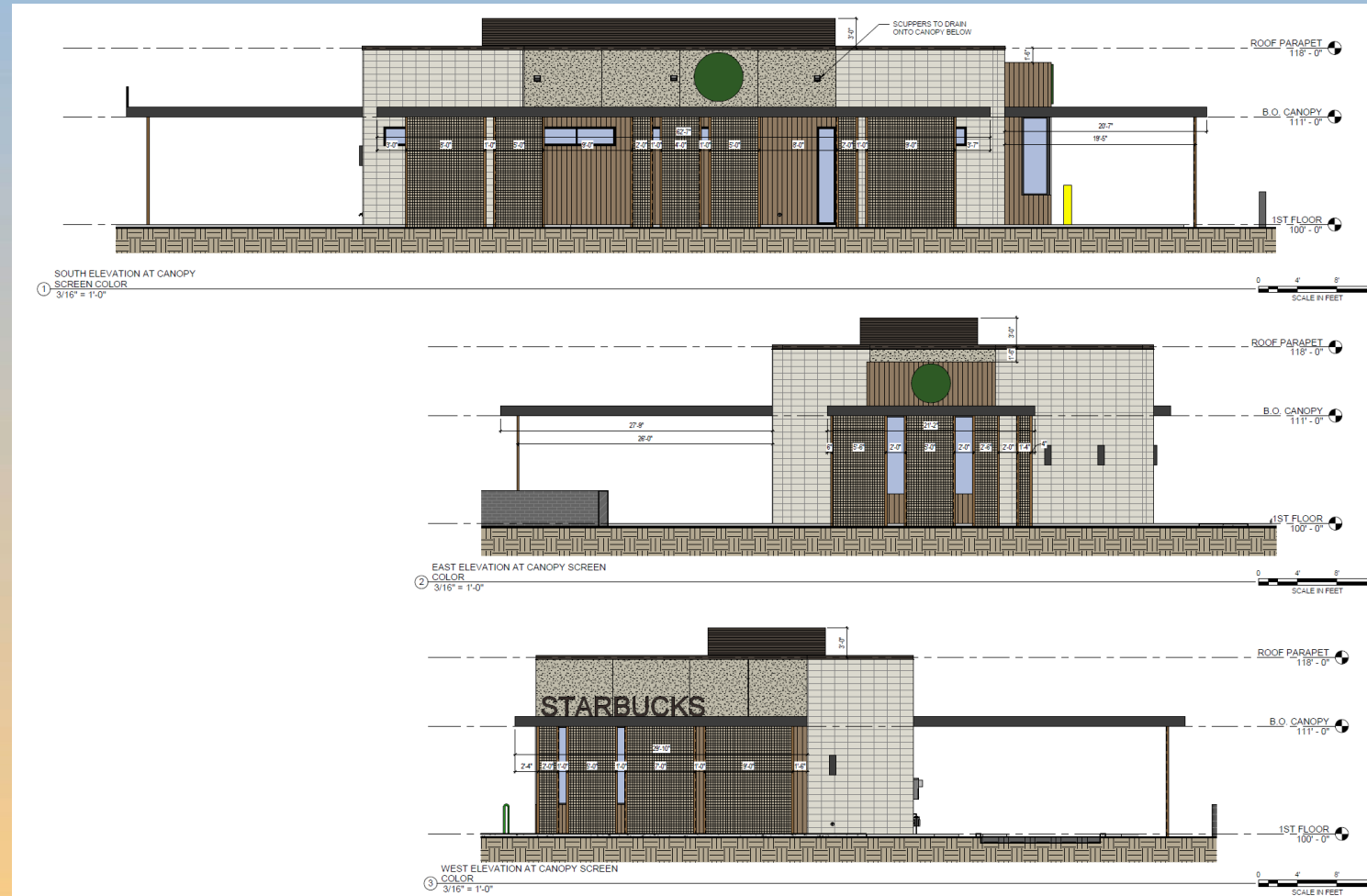
### ACCENTS & GRASSES

	QTY	BOTANICAL / COMMON NAME	SIZE
	95	Aloe vera Medicinal Aloe	5 gal
	21	Euphorbia antisiphilitica Candelilla	5 gal
	7	Euphorbia tirucalli 'Sticks on Fire' Sticks on Fire Pencil Tree	15 gal
	7	Pachycereus marginatus Mexican Fence Post	5 gal
	19	Pedilanthus macrocarpus Slipper Plant	5 gal





# Elevations





# Special Use Permit

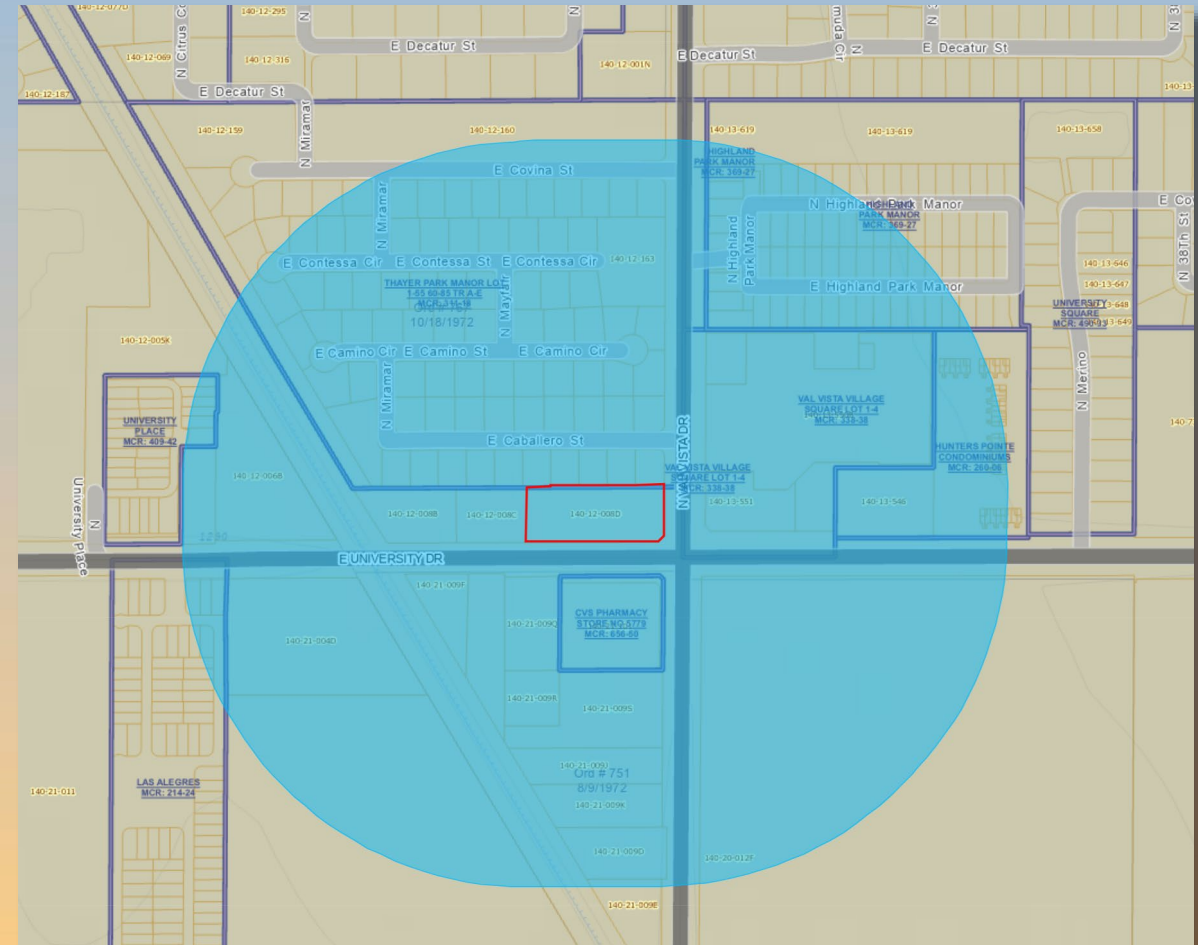
## Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting on May 23, 2023 with seven attendees
- Questions related to:
  - Hours of operation
  - Access to the site
  - Property line wall along the north property line
  - Solid waste enclosure





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Criteria in Section 11-70-5 for Special Use Permit

*Staff recommend Approval with Conditions*



# Planning & Zoning Board





# Starbucks Café

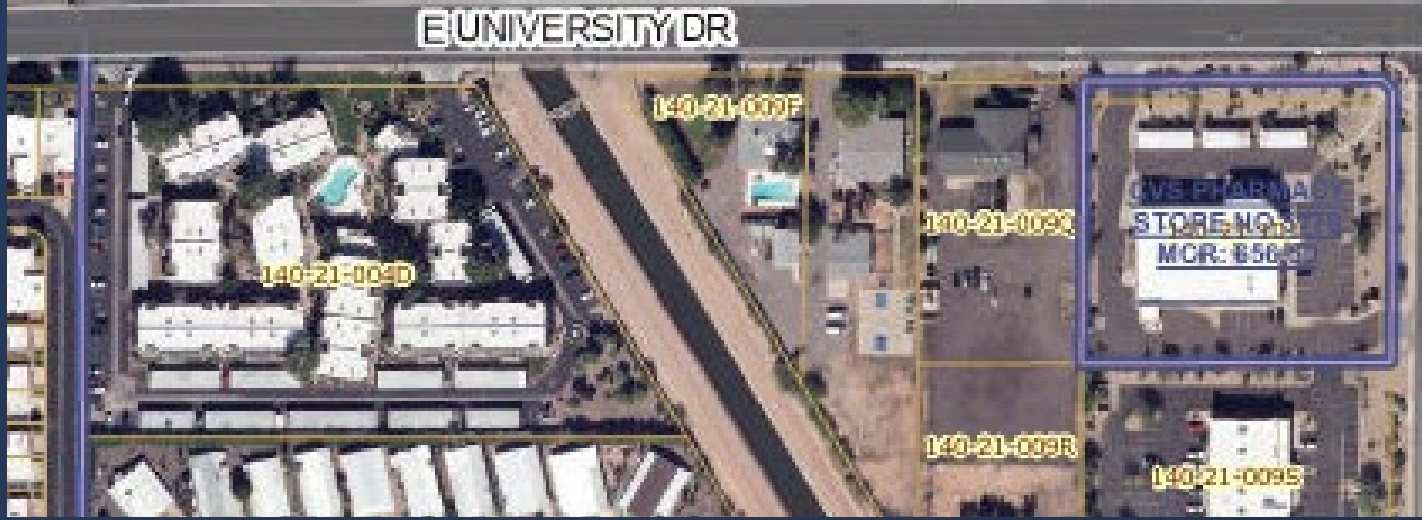
NWC University & Val Vista

Planning & Zoning Board – October 25, 2023



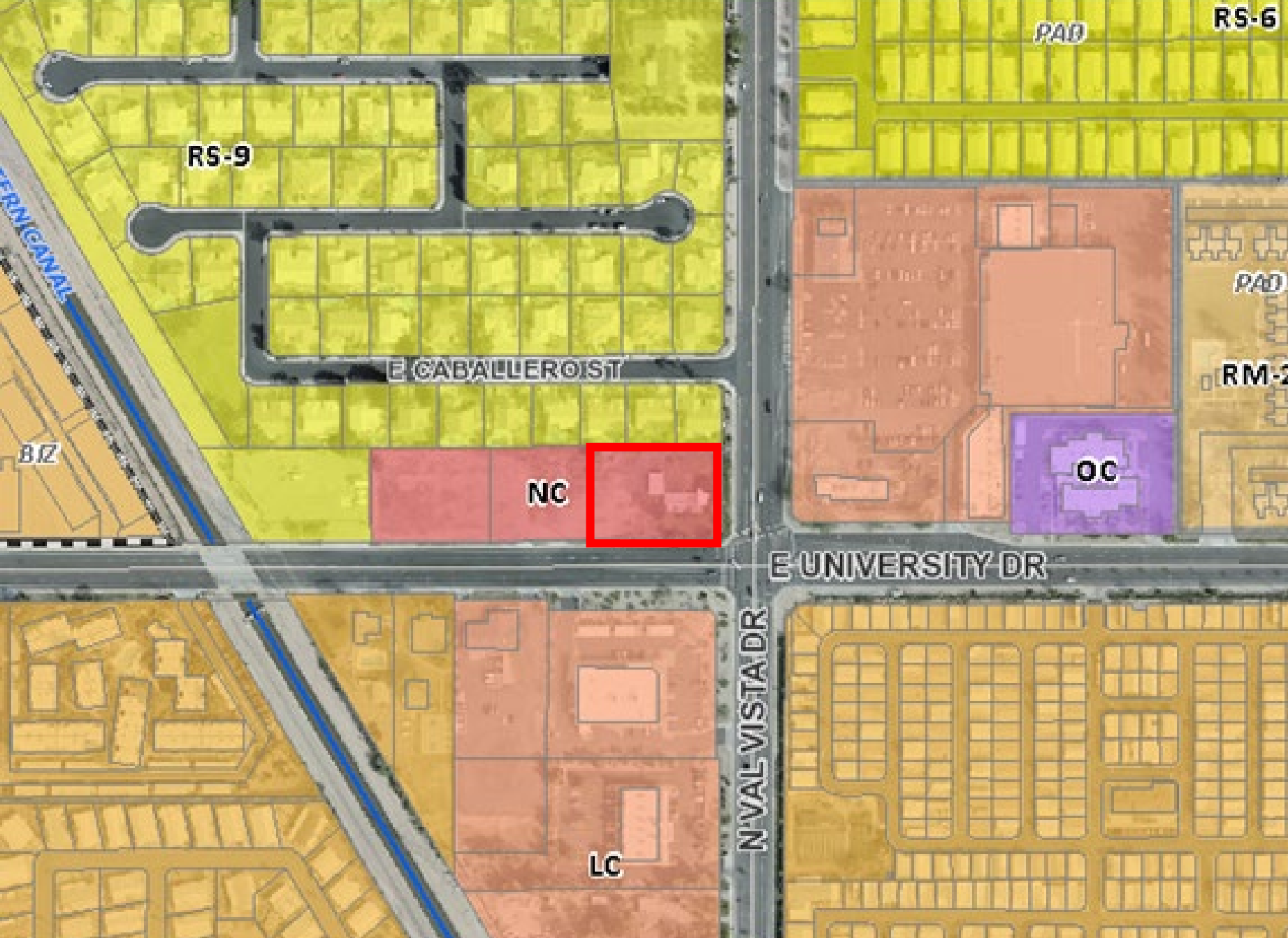
## Site Details

- Size: Approximately 34,744 square feet (0.8 acres)
- Zoning: Neighborhood Commercial (NC)



# Zoning Map

Neighborhood Commercial (NC)

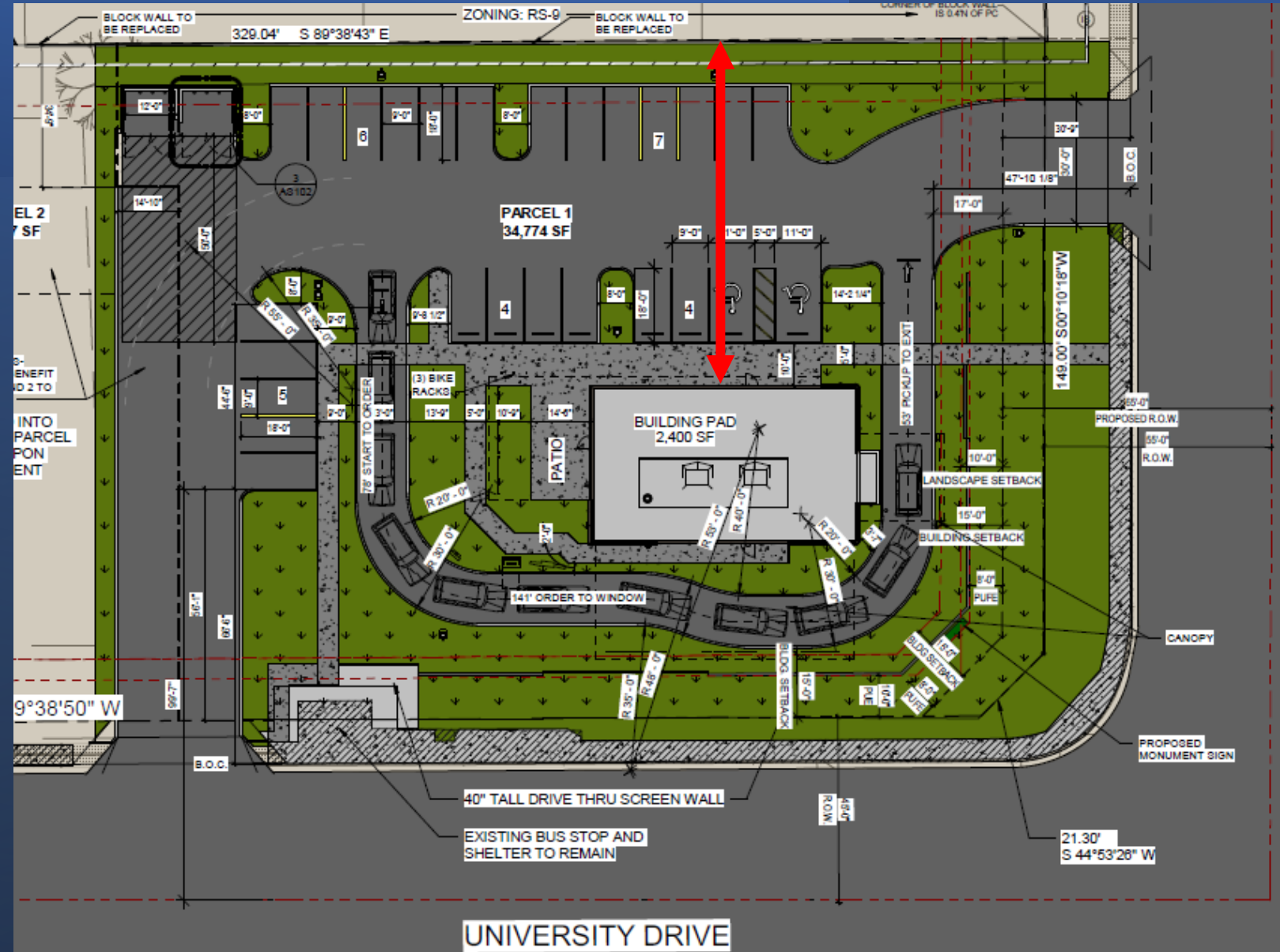




- Building Setback to Residential

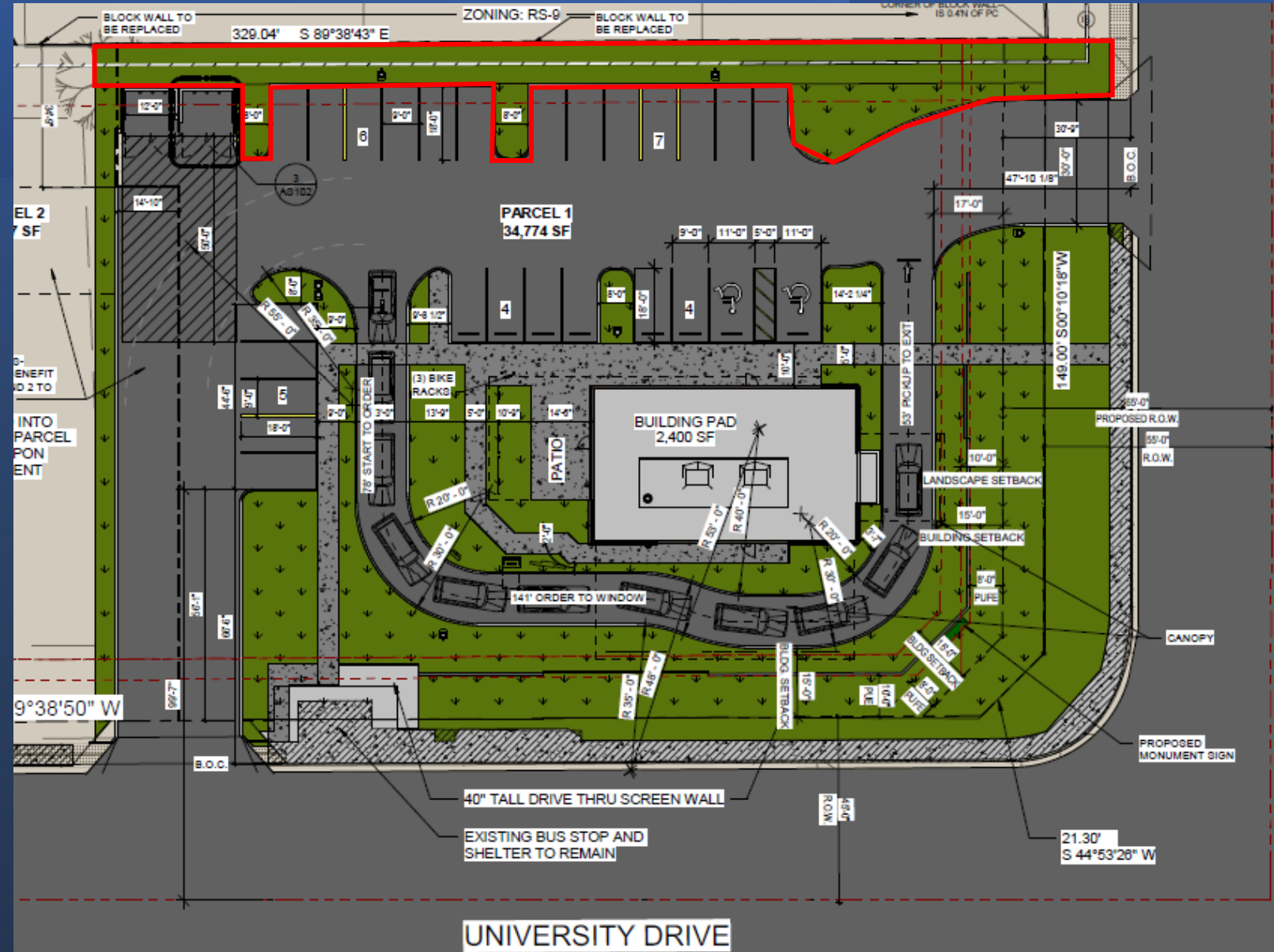
- Required: 25 feet
- Provided: 82 feet

# PROPOSED SITE PLAN



# PROPOSED SITE PLAN

- Landscape Setback to Residential
  - Required: 20 feet
  - Provided: 10 feet
- Installing eleven (11) new trees in the landscape buffer
- New Perimeter Wall Height Allowed up to 8'

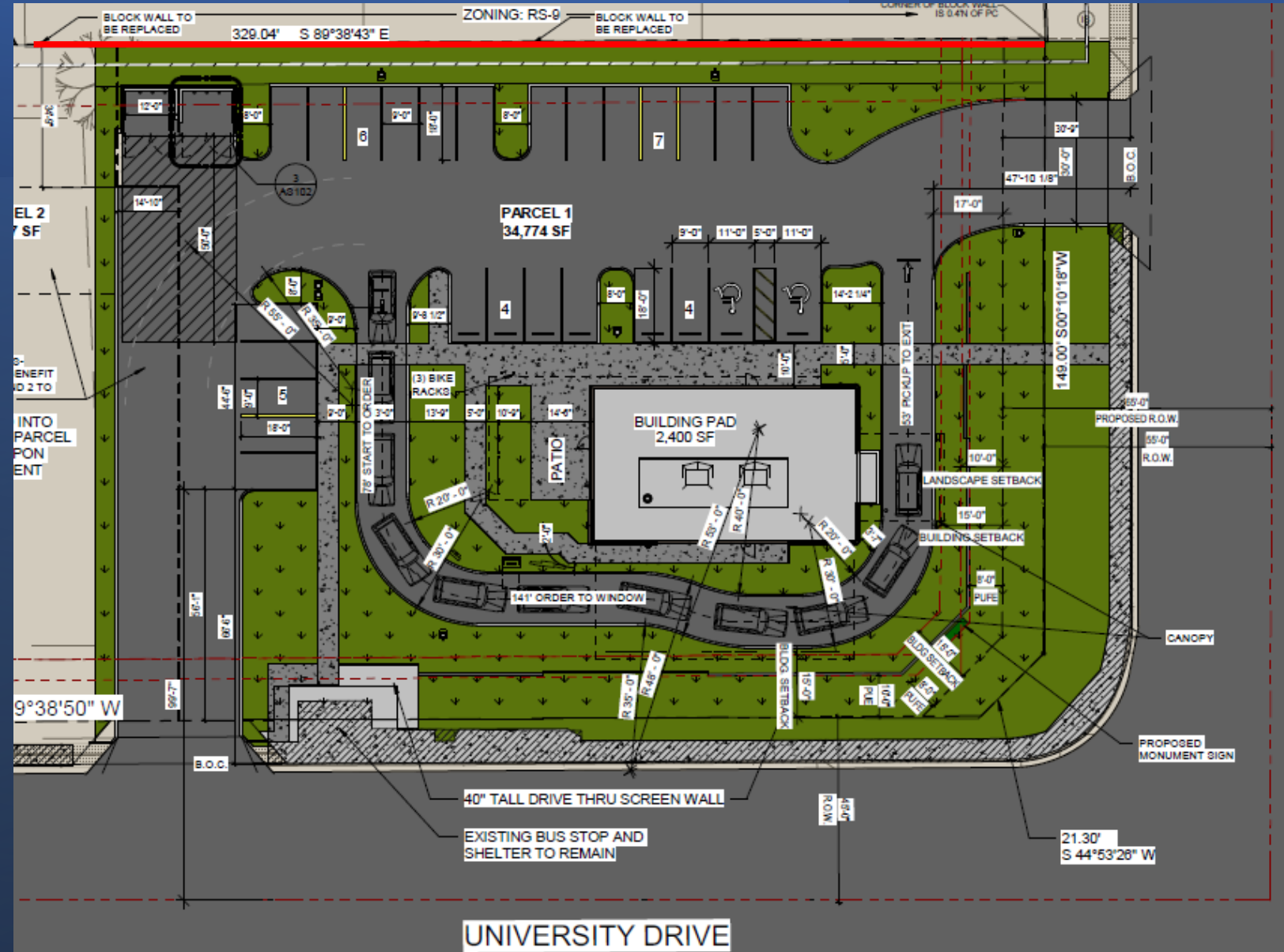


VAL VISTA DRIVE



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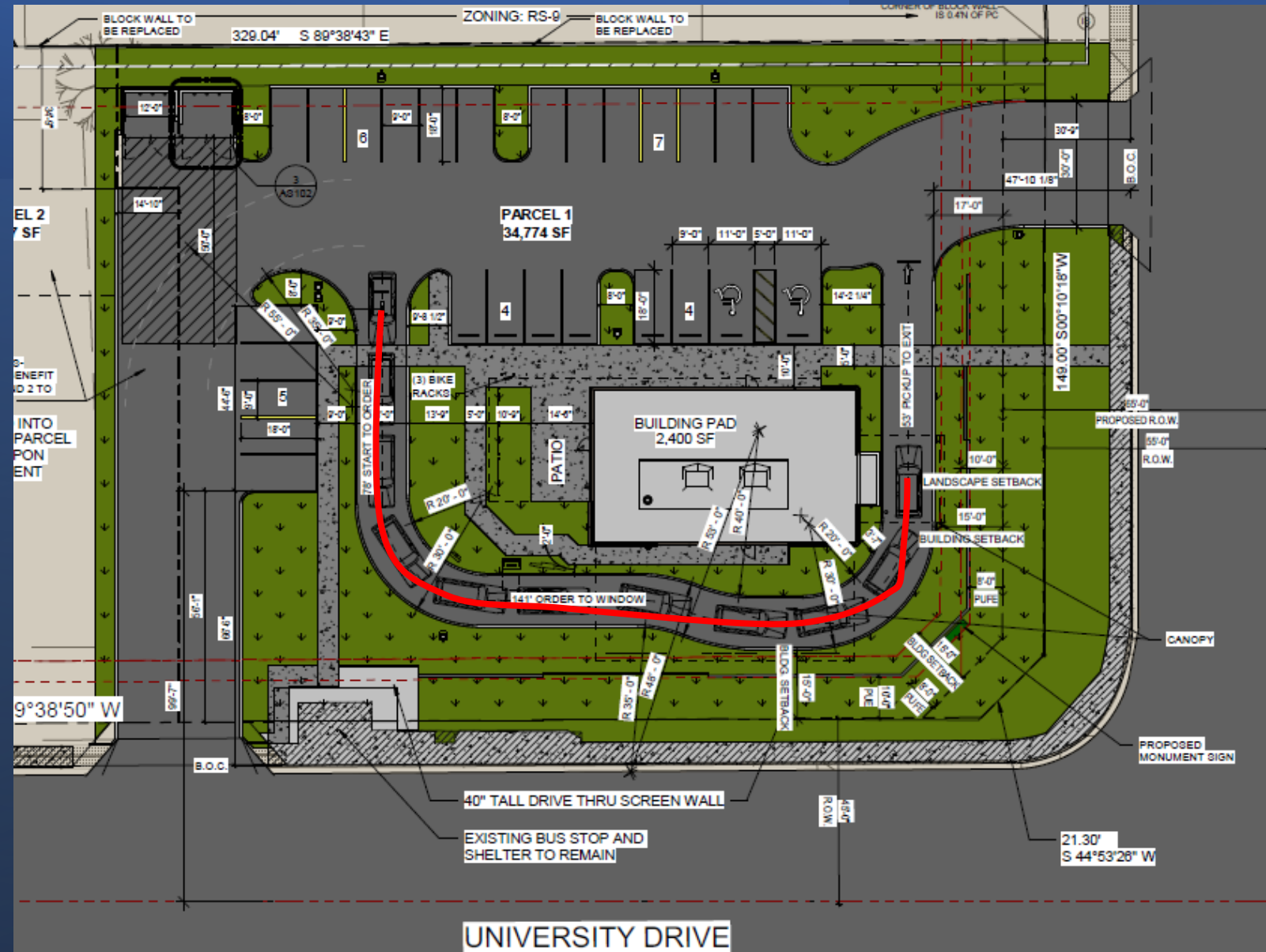
VAL VISTA DRIVE





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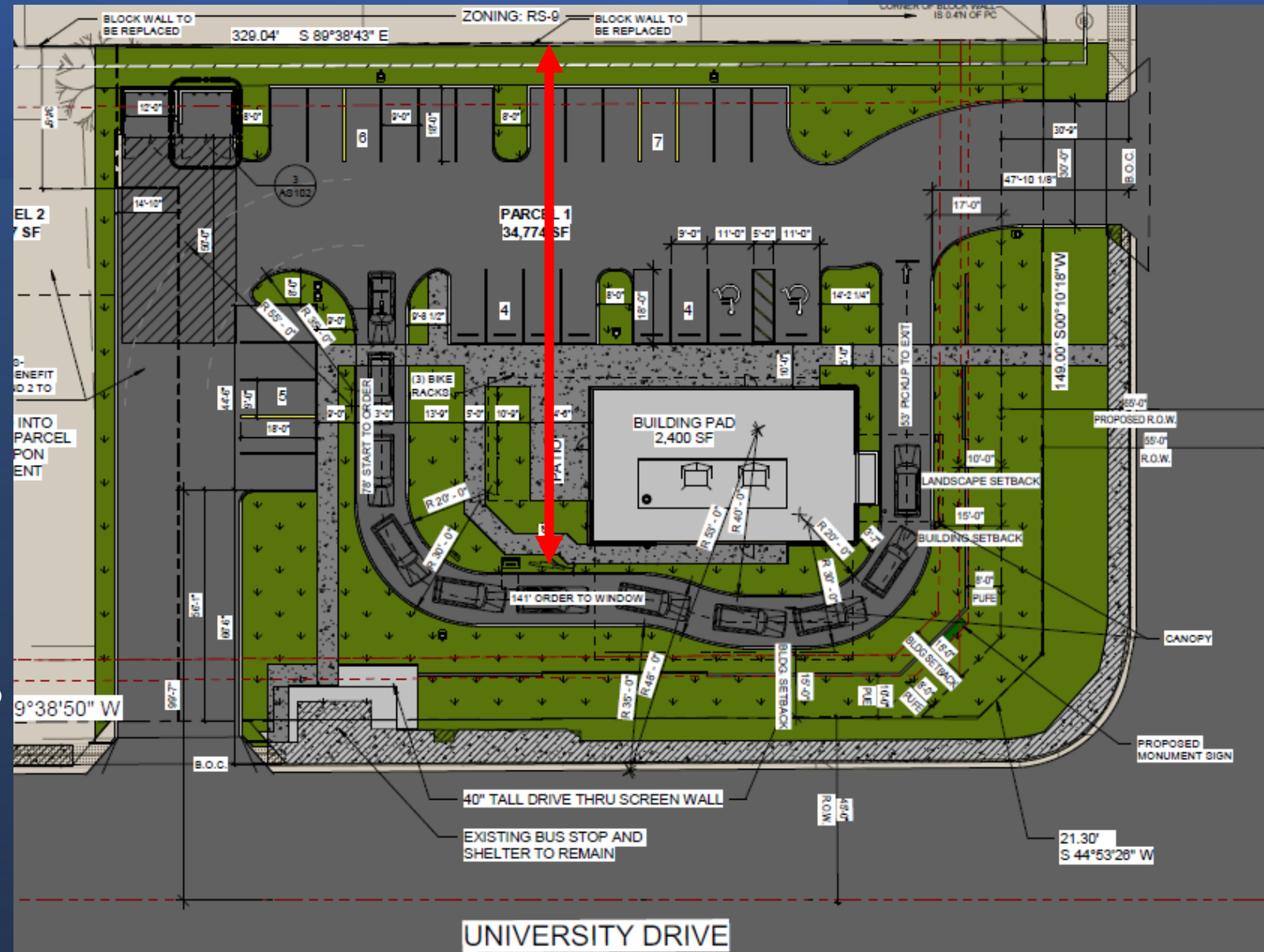
- Drive-Thru Queue Length
  - Required: 140 feet
  - Provided: 219 feet



VAL VISTA DRIVE



# PROPOSED SITE PLAN



- Order Board Distance to RS
  - 115 feet

VAL VISTA DRIVE

UNIVERSITY DRIVE





# BUILDING RENDERINGS



③ NW CORNER



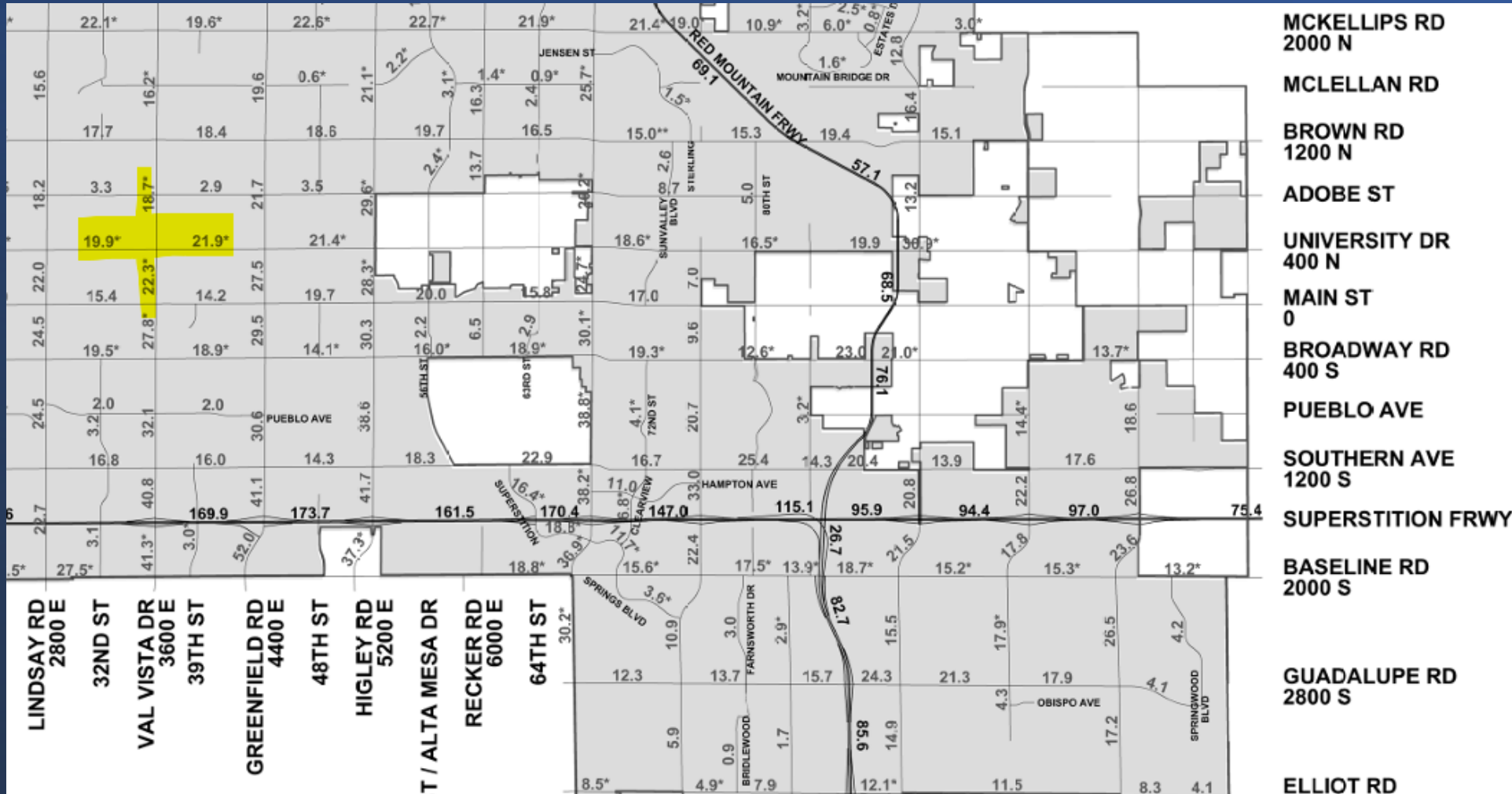
① NE CORNER



Thank you

# Val Vista & University Traffic Map

- Average Daily Traffic Volumes
  - Val Vista Drive: 18,700 to 22,300
  - University Drive: 19,900 to 21,900



# PRIOR APPROVED SITE PLAN

- 10-foot landscape setback
- Trash enclosures on the north
- Drive-thru on central lot closer to residential property line
- Val Vista Driveway Existing
- Corner building closer to residences

