



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

December 16, 2020

CASE No.: **ZON20-00633**

PROJECT NAME: **Salad and Go – Crismon & Southern**

Owner's Name:	V J Crismon LLC
Applicant's Name:	Jeff Kamtz, Brissette Architects
Location of Request:	Within the 10000 block of East Southern Avenue (south side). Located east of Crismon Road on the south side of Southern Avenue.
Parcel No(s):	220-81-743B
Requests:	Site Plan Review. This request will allow for the development of a restaurant with a drive-thru.
Existing Zoning District:	Limited Commercial (LC)
Council District:	6
Site Size:	0.9± acres
Proposed Use(s):	Restaurant with drive-thru
Existing Use(s):	Vacant
Hearing Date(s):	December 16, 2020 / 4:00 p.m.
Staff Planner:	Ryan McCann
Staff Recommendation:	Approval with Conditions

HISTORY

On **September 2, 1987**, the City Council approved the annexation of a 1,091± acre property that included the subject property (Ordinance No. 2271). After the annexation, the site was rezoned to Single Residence 43 (SR-43) (Ord. No. 2271; Z87-066).

On **October 31, 1998**, the City Council approved a rezoning of 14± acres of property that included the subject property from Single Residence 43 (R1-43) to Limited Commercial (LC) to allow development of a commercial center (Case No. Z98-051, Ordinance No. 3512).

On **October 4, 2007**, the Planning and Zoning Board approved a site plan to allow the development of a bank with a drive-thru facility on a 2± acres site. This site plan also showed a designated pad site to be reserved for future development (Case No. Z07-099).

On **June 20, 2018**, the Planning and Zoning Board approved a site plan review, to allow the development of a retail building with a drive-thru on 1.7± acres that included the subject site (Case No. ZON18-00216).

PROJECT DESCRIPTION

Background:

The request is for a Site Plan Review to allow the development of a 786 square foot restaurant with a drive-thru facility on the property. The property is zoned Limited Commercial (LC). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), a restaurant with a drive-thru is permitted in the LC zoning district. Currently, the site is vacant and part of a group commercial development. From the proposed site plan, the proposed restaurant with the drive thru facility will be located adjacent to Southern Avenue to the north and an existing restaurant with a drive thru facility to the west. The property to the east is currently vacant. The site plan shows the proposed drive thru lanes associated with the use will be located both on the east and west sides of the building. Specifically, the drive thru lane will be designed with an entrance from the northwestern section of the property and exiting on the southwestern section of the property and an entrance from the southwestern section of the property and exiting on the northeastern section of the property (See Exhibit 3.2-Site plan). The site plan also shows access to the site will be provided through an existing driveway on southern avenue to the north and Crismon Road to the west. The submitted application documents includes the recorded shared driveway access to the existing group commercial center uses.

General Plan Character Area Designation and Goals:

The General Plan character area designation on the property is Mixed Use Activity District with a Community-Scale district sub-type. Per Chapter 7 of the General Plan, the Mixed Use Activity character type are for large scale community and regional areas that usually have a significant retail commercial component, including shopping areas such as malls, power centers, or lifestyle centers designed to attract people from a large radius. Per the Plan, the Community Scale subtype is to primarily serve people within a 4-mile radius and typically contain one or two big box buildings and associated shops and pad sites. The character type is typically at the intersection of two arterial streets and auto dominant. The proposed restaurant with a drive thru facility conforms to the goals of the Mixed Use Activity District. The use will provide restaurant and quick delivery food services to surrounding residents, as well as contributing to creating the needed services to sustain the group commercial.

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

Zoning:

Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed restaurant with drive-thru use is permitted in the LC zoning district.

Site Plan and General Site Development Standards:

The site plan shows development of a 786 square foot (SF) restaurant with a drive-thru facility on the property. From the site plan, the building will be located along Southern Avenue and include a pedestrian walkway connection to Southern Avenue to the north of the property. The site plan also shows access to the site will be from southern avenue to the north and Crismon

road to the west through an existing shares access driveway. Per Section 11-32-3 of the Mesa Zoning Ordinance, eight parking spaces are required. The site plan shows eight parking spaces.

Section 11-31-18(E) of the MZO requires stacking distance for a drive-thru lane to be 100 feet from the pick-up window to the ordering placing speaker. In addition, 40 feet is required from the order-placing speaker and entry to the drive-thru lane for a total stacking distance of 140 feet. Requirements of this standard, in accordance with the section, can be modified through the review and approval of a site plan. The site plan submitted shows a stacking distance of 190 feet for the drive thru located east of the building which complies with the requirements. The applicant is proposing a reduce drive-thru stacking distance for the west drive-thru lane. A 50 foot drive-thru lane is shown instead of 140 feet. The site plan shows the west drive-thru lane as an “express” lane. According to the applicant, the proposed “express” drive thru design is similar to their other facilities utilized by the proposed tenant. The proposed operation for the west drive-thru, unlike other traditional drive-thrus, requires patrons to order and pay online prior to picking up their food. Such services do not require the utilization of speaker box to place an order. Future alterations to allow placing an order at the drive thru lane will require the construction of a speaker box, or using the property for another drive thru facility that allows patrons to place an order at the drive-thru lane (see conditions#4).

Design Review:

On November 10, 2020, the Design Review Board reviewed the proposed building elevations and landscape plan for the development and recommended certain modifications. The recommended modifications included changes to the landscape pallet. Specifically, to include a more columnar tree along the east and west property lines, and also utilize a different color for the façade of the building. Staff will work with the applicant to include the recommended changes to the final design.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Southern Ave.) LC Commercial	North (Across Southern Ave.) LC Commercial	Northeast (Across Southern Ave.) LC Vacant
West LC Commercial	Subject Property LC Vacant	East LC Vacant
Southwest LC Commercial	South LC Commercial	Southeast NC-BIZ Hospital Campus

Compatibility with Surrounding Land Uses:

The subject site surrounded by commercial development to the south and west. The property to the east is vacant and zoned limited Commercial. Currently, the property to the west is developed as a restaurant with a drive-thru. The property to the southeast of the site is developed as Medical Center (i.e. Mountain Vista Medical Center). From the surrounding uses, the proposed development of the site as a restaurant with a drive thru facility will not be out of character with the surrounding uses.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of writing this report, the applicant has not received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on December 16, 2020.

Staff Recommendations:

Based on the application received and the proceeding analysis, staff finds that the subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. If, in the future, the applicant or user decides to add a speaker box to the “express” drive-thru, prior to installation of the speaker box, the applicant must submit a written request to the Planning Division; and depending on the impact and the degree of change, as determined by the Planning Director in his sole discretion, may be required to submit a modified site plan for review and approval.

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3- Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

Exhibit 4- Citizen Participation Plan

Exhibit 5- Citizen Participation Report