



Planning and Zoning Board



ZON22-01332



Request

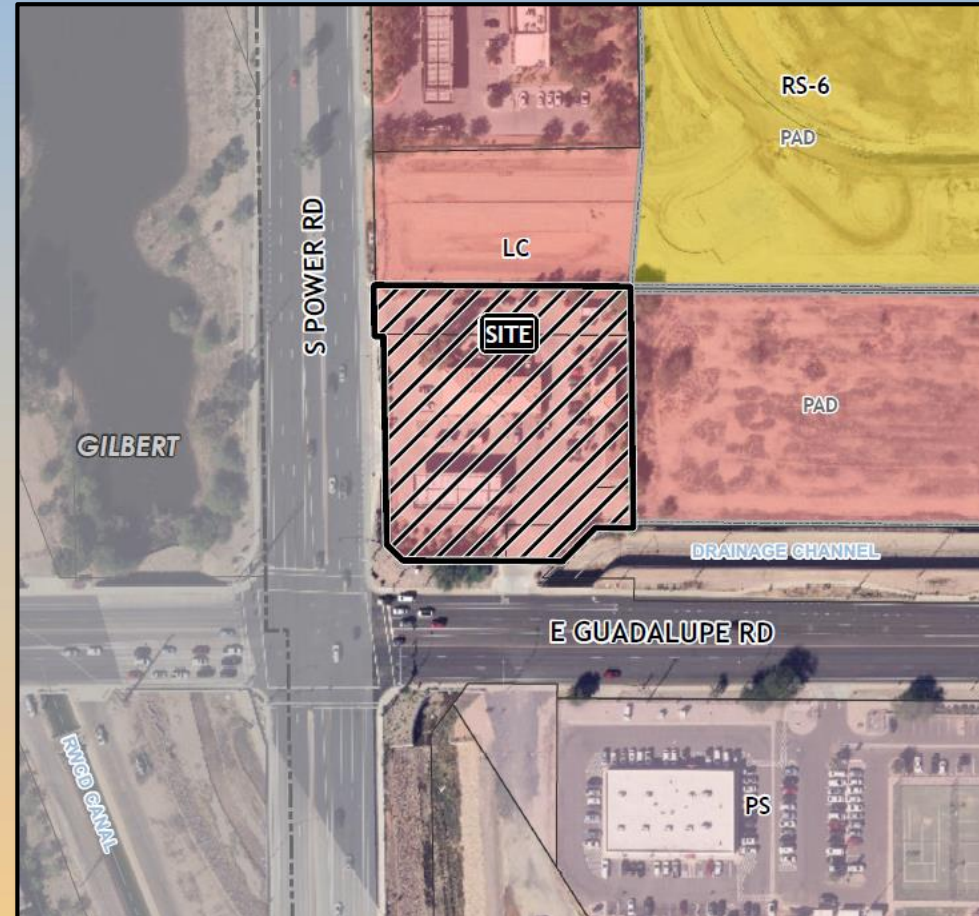
- Site Plan Review
- Special Use Permit to allow a parking reduction
- To allow for a restaurant with drive-thru facilities and automobile/vehicle washing facility with vacuum bays





Location

- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads





General Plan

Neighborhood

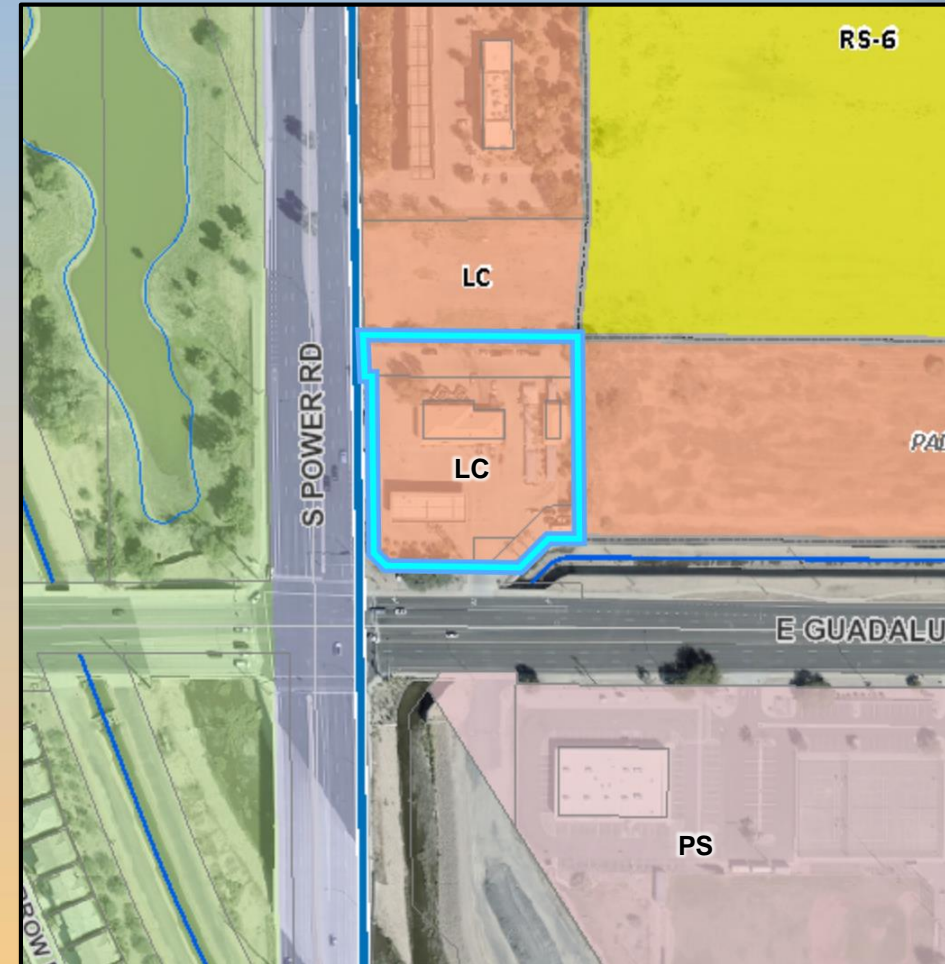
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses





Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- Special Use Permit is required for the carwash





Site Photo



Looking north from Guadalupe Road



Site Photo

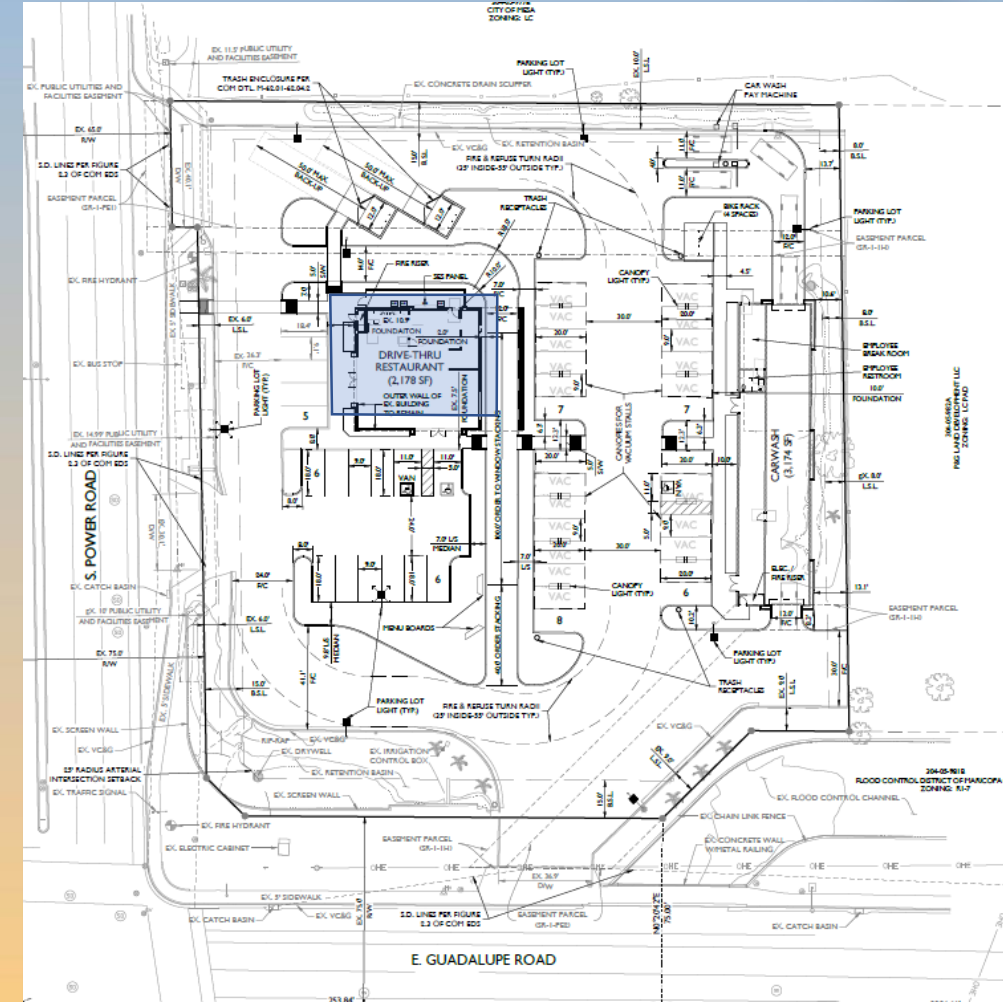


Looking east from Power Road



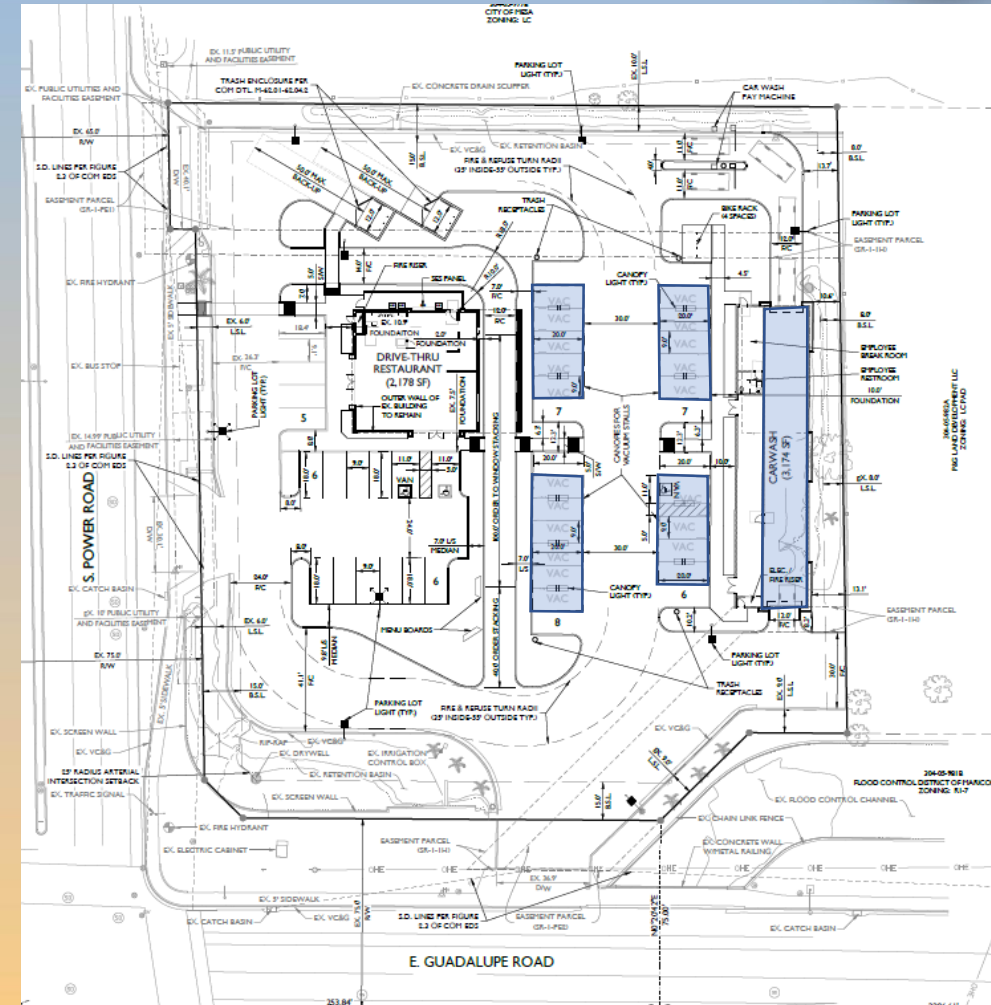
Site Plan

- Demo service station fuel canopy
- Existing convenience store and lube center redeveloped into a 2,178 SF restaurant with drive thru facilities
- Vehicular access from Power and Guadalupe Roads
- SUP request for a parking reduction:
 - 22 parking space required
 - 17 parking spaces provided





- Car wash expanded from 1,152 SF to 3,174 SF
- 8 parking spaces and 20 vacuum spaces provided





Landscape Plan

PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY |
|--------|-----------------|-------------|------|-----|
|--------|-----------------|-------------|------|-----|

TREES

| | | | | |
|--|--|---------------------|----------|----|
| | <i>Acacia aneura</i> | Mulga | 24" Box | 22 |
| | <i>Chilopsis linearis</i> | Desert Willow | 36" Box | 6 |
| | <i>Caesalpinia cacalaco 'Smoothie'</i> | Thornless Cascalote | 24" Box | 4 |
| | <i>Pinus eldarica</i> | Afghan Pine | 36" Box | 2 |
| | <i>Prosopis hybrid 'Phoenix'</i> | Thornless Mesquite | 24" Box | 11 |
| | <i>Phoenix dactylifera</i> | Date Palm | 18' Tall | 3 |
| | Existing palm - to remain | | 18' Tall | 15 |
| | Existing shade tree - to remain | | 18' Tall | 3 |

SHRUBS/ACCENTS

| | | | | |
|--|--|-----------------------|-------|----|
| | <i>Agave desmettiana</i> | Smooth Agave | 5 Gal | 66 |
| | <i>Asclepias subulata</i> | Desert Milkweed | 5 Gal | 11 |
| | <i>Dasylirion wheeleri</i> | Desert Spoon | 5 Gal | 21 |
| | <i>Hesperaloe parviflora 'Brakelights'</i> | Brakelights Red Yucca | 5 Gal | 64 |
| | <i>Leucophyllum langmaniae 'Rio Bravo'</i> | Rio Bravo Sage | 5 Gal | 13 |
| | <i>Muhlenbergia rigens</i> | Deer Grass | 5 Gal | 32 |
| | <i>Opuntia violacea 'Santa Rita'</i> | Purple Prickly Pear | 5 Gal | 43 |
| | Existing shrub - to remain | | 5 Gal | 91 |

GROUNDCOVERS

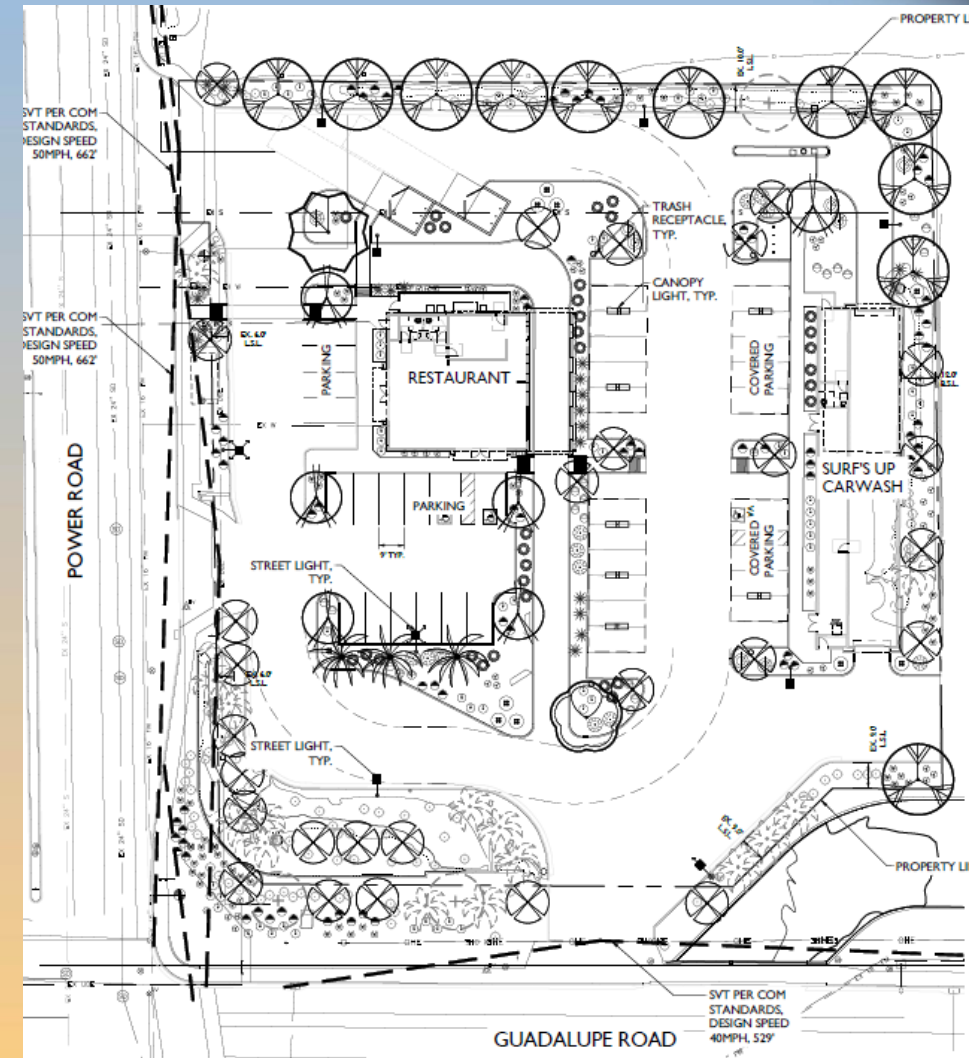
| | | | | |
|--|---|-------------------------|-------|----|
| | <i>Eremophila prostrata 'Outback Sunrise'</i> | 'Outback Sunrise' | 1 Gal | 9 |
| | <i>Lantana montevidensis</i> | Trailing Purple Lantana | 1 Gal | 71 |
| | <i>Lantana x 'New Gold'</i> | New Gold Lantana | 1 Gal | 22 |

MATERIALS

| | | |
|--|--------------------------|-------------|
| | 1" Screened Apache Brown | 10,648 S.F. |
| | 2" Min. Depth | |

NOTES:

- ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 2" MIN. DEPTH.
- EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.





Rendering - Restaurant



RETAIL EXTERIOR - SOUTH



Rendering – Car Wash



CAR WASH EXTERIOR - SOUTH



Special Use Permit

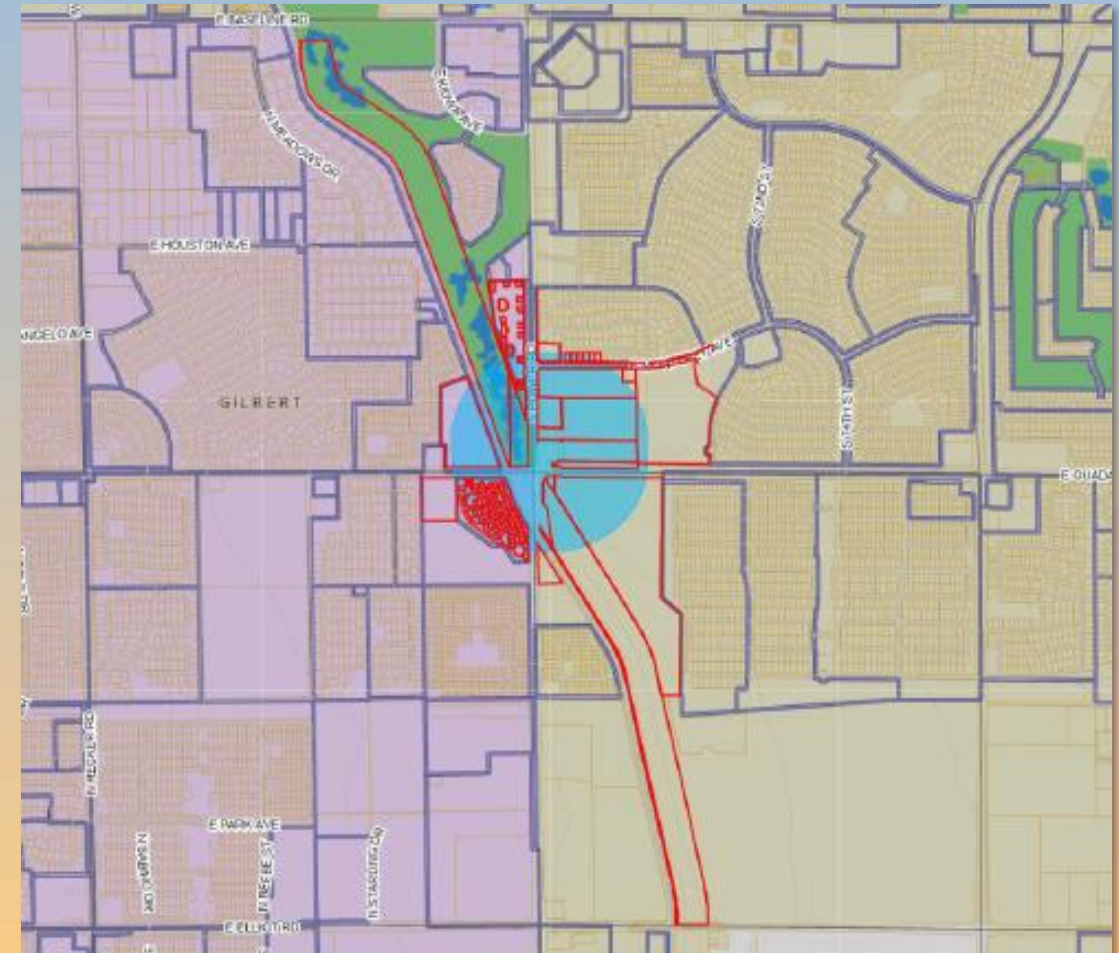
Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #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 feet, neighborhoods and HOAs
- Staff and applicants have received no comments or concerns





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with the review criteria in Section 11-7-5 of the MZO for Special Use Permit

Staff recommends Approval with Conditions



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