



# Planning and Zoning Board



# ZON22-01332

Charlotte Bridges, Planner II

June 14, 2023



# Request

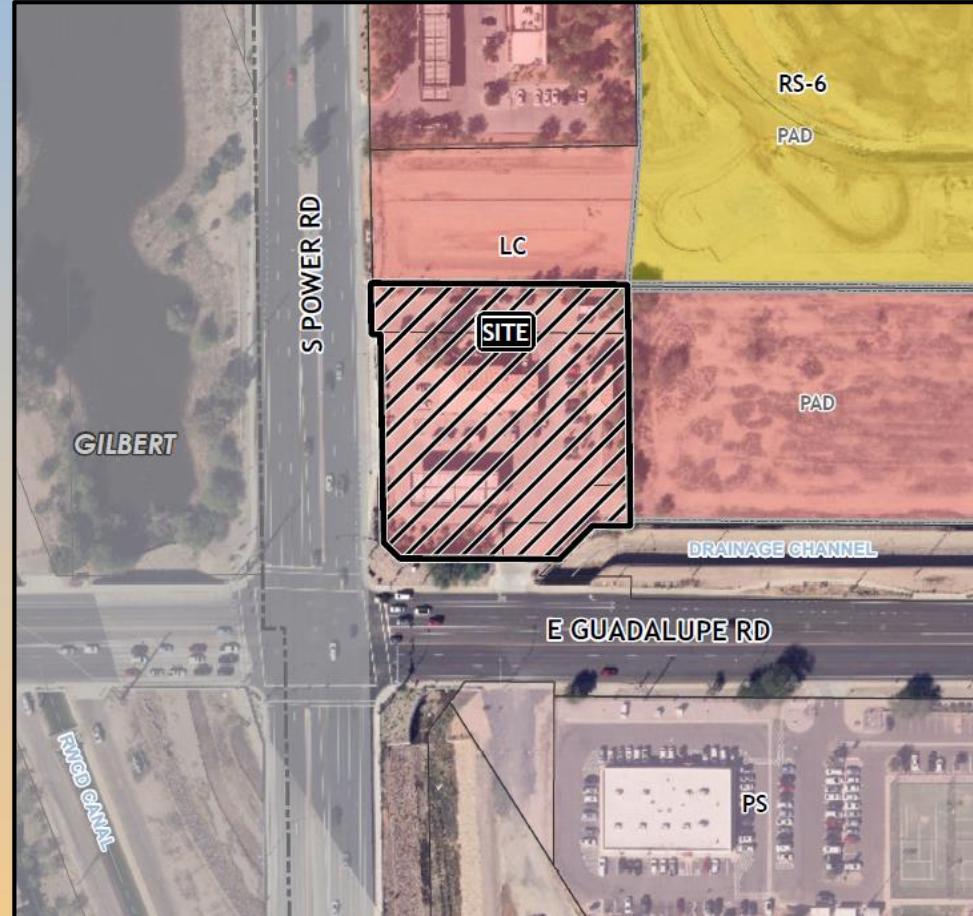
- Site Plan Review
- Special Use Permit to allow a parking reduction
- To allow for a restaurant with drive-thru facilities and automobile/vehicle washing facility with vacuum bays





# Location

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

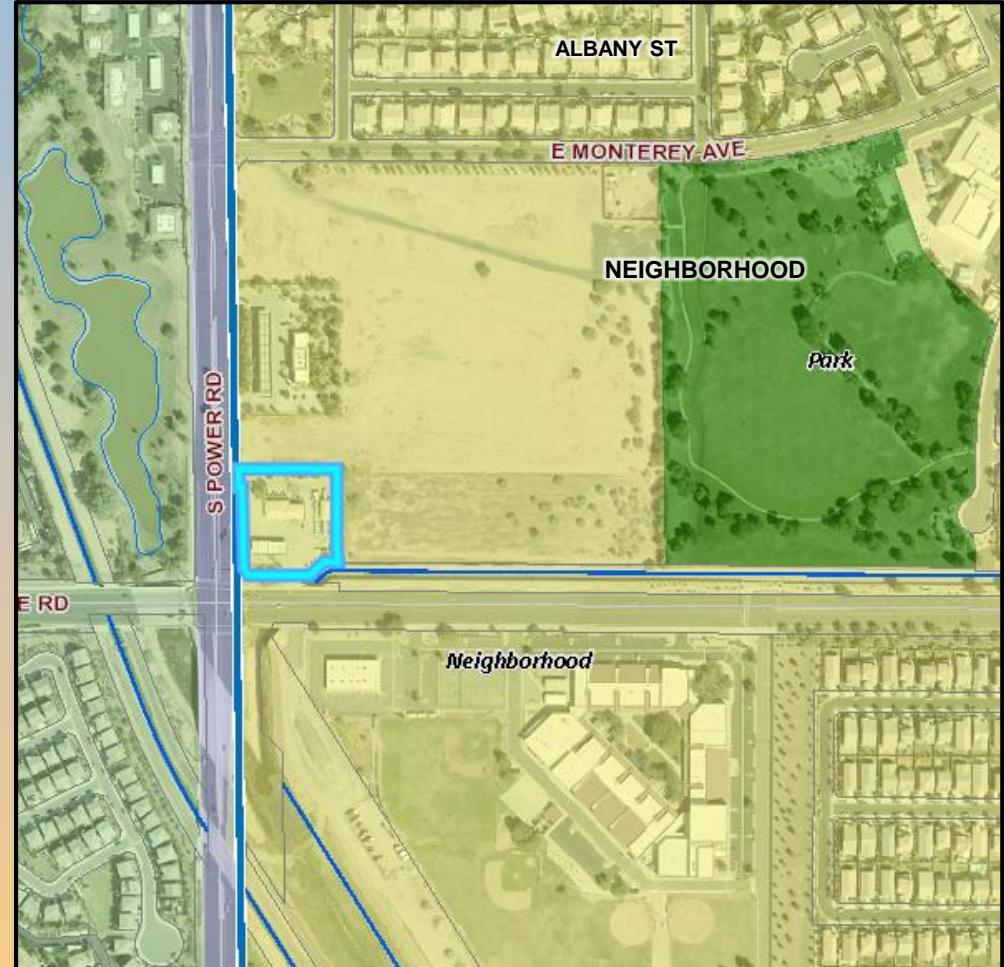




# General Plan

## Neighborhood

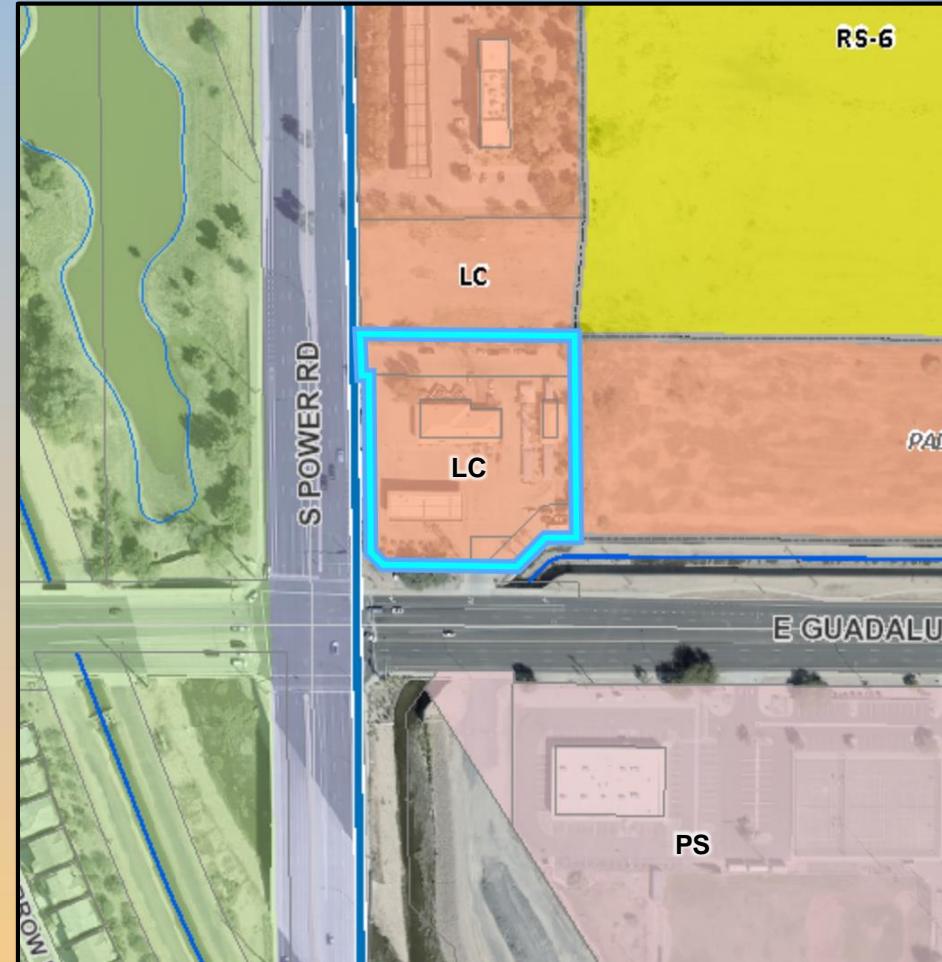
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses





# 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

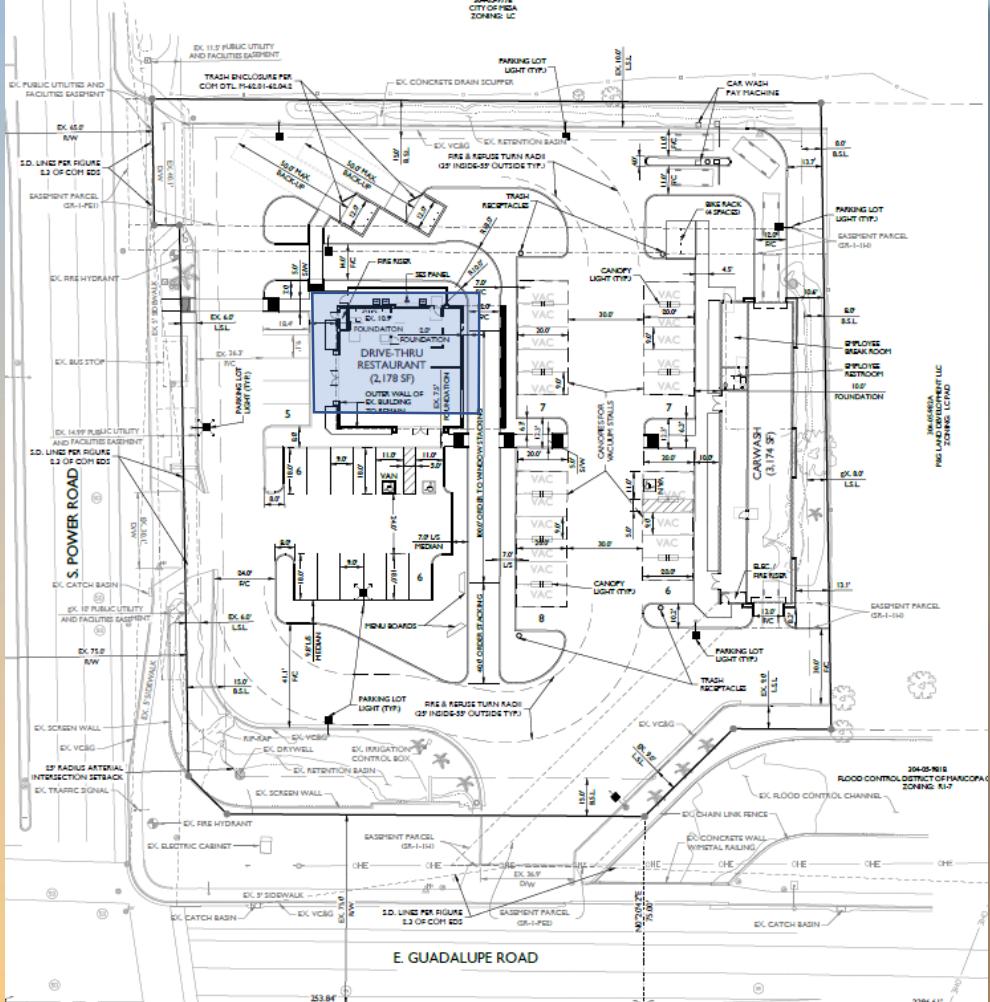


Looking east from Power Road



# Site Plan

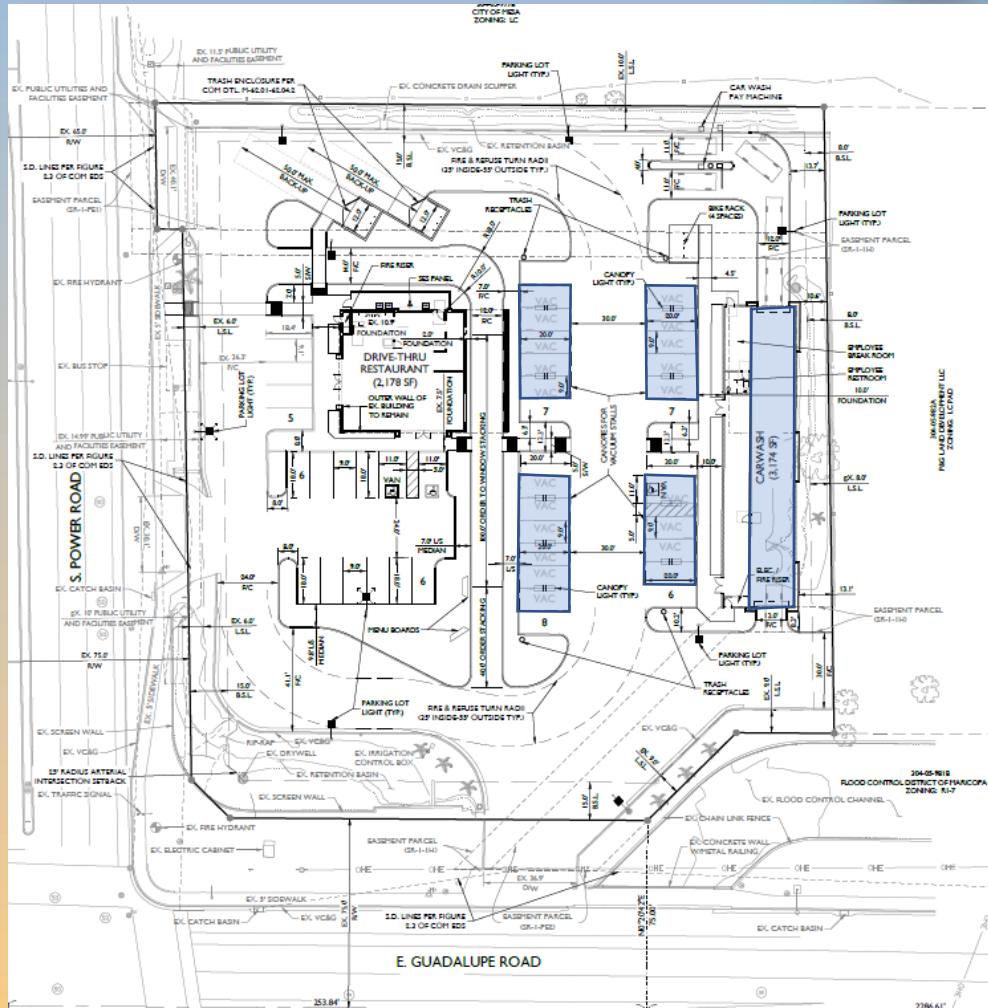
- Demo service station fuel canopy
- Existing convenience store and lube center redeveloped into a 2,178 SF restaurant with drive thru facilities
- Vehicular access from Power and Guadalupe Roads
- SUP request for a parking reduction:
  - 22 parking space required
  - 17 parking spaces provided





# Site Plan

- 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
<b>TREES</b>				

	Acacia aneura	Mulga	24" Box 36" Box	22 6
	Chilopis linearis	Desert Willow	24" Box	1
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box 36" Box	4 2
	Pinus eldarica	Afghan Pine	24" Box	11
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	1
	Phoenix dactylifera	Date Palm	18' Tall	3
	Existing palm - to remain		18' Tall	15
	Existing shade tree - to remain		18' Tall	3

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>SHRUBS/ACCENTS</b>				

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

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>GROUNDCOVERS</b>				

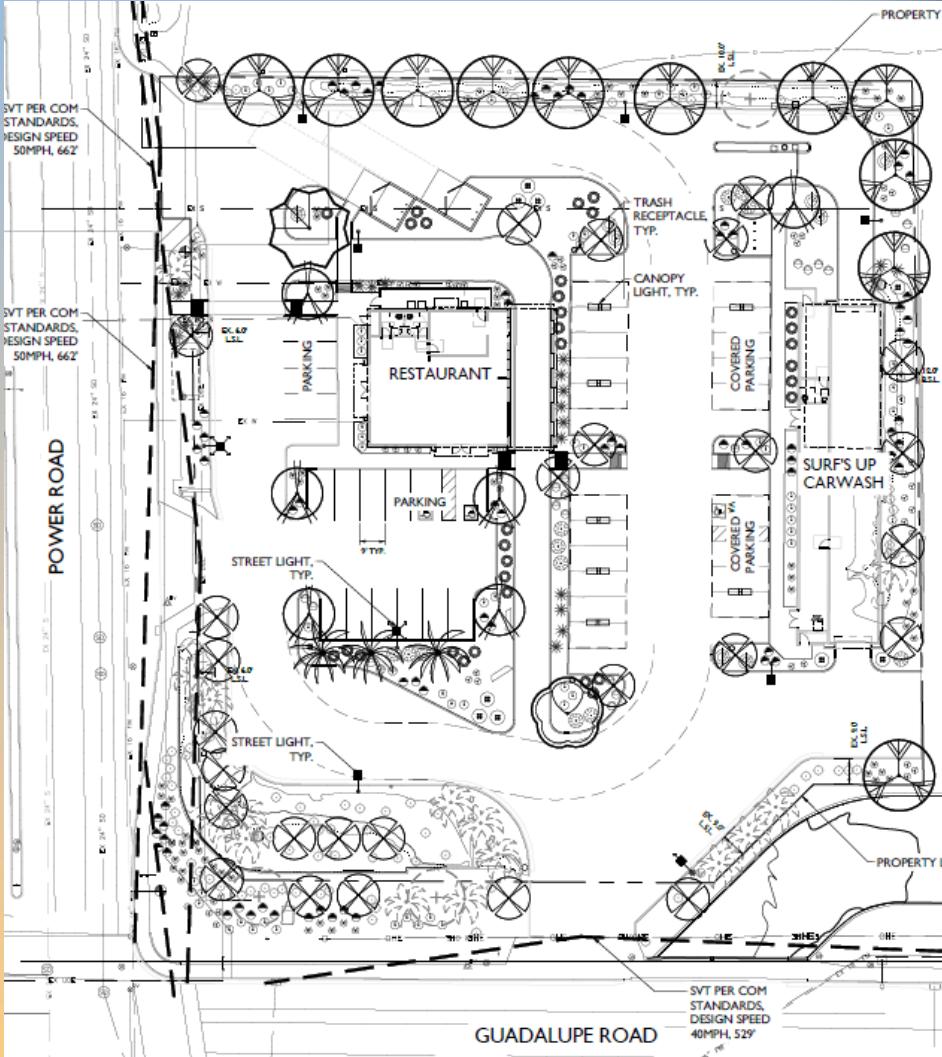
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	9
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	71
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	22

SYMBOL	QTY
	10,648 SF.

	1" Screened Apache Brown 2" Min. Depth	10,648 SF.
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### NOTES:

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





# Rendering - Restaurant





# Rendering – Car Wash





# Special Use Permit

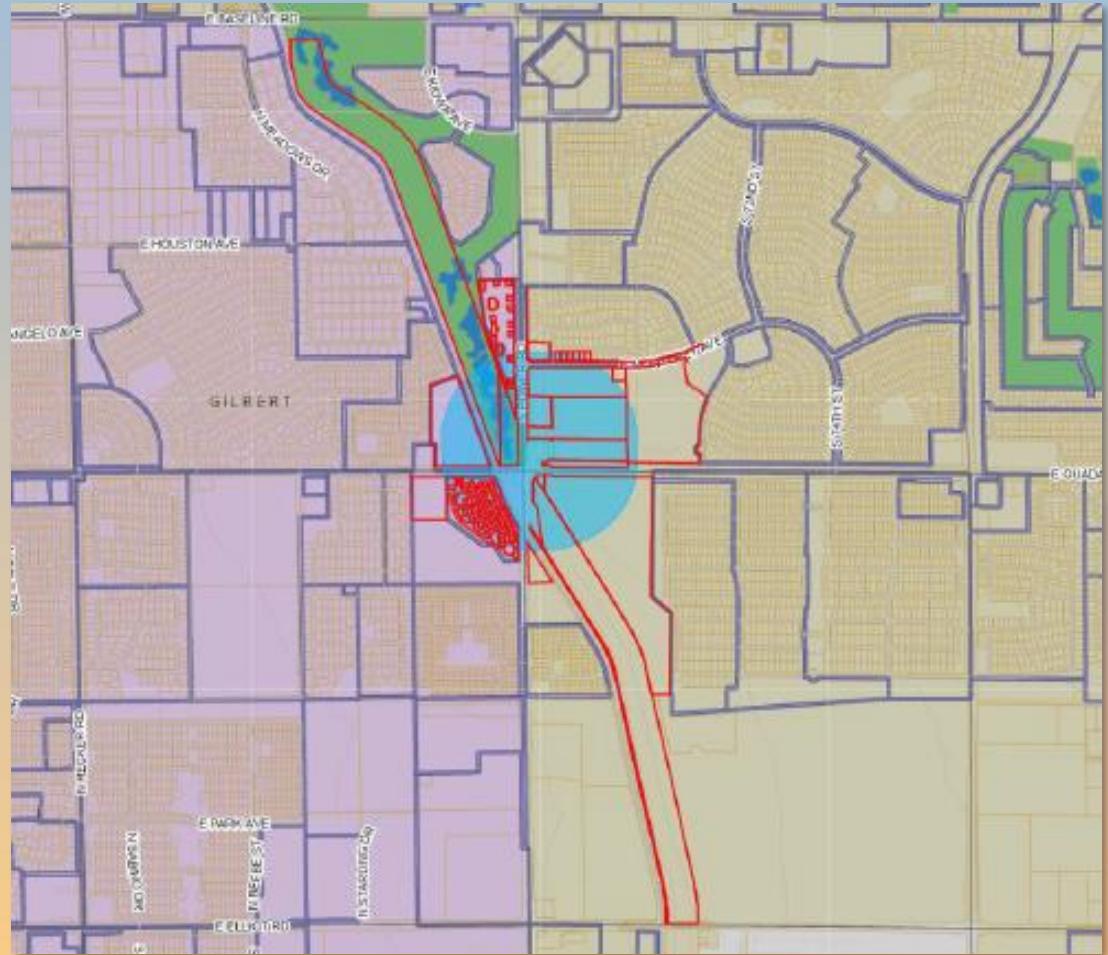
## Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #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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