



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

January 12, 2022

CASE No.: **ZON21-00987**

PROJECT NAME: **WB Mesa - NWC Stapley & Baseline**

Owner's Name:	Stapley and Baseline, LLC
Applicant's Name:	Kevin Zenk with Sustainability Engineering Group, LLC
Location of Request:	Within the 1100 block of East Baseline Road (north side). Located west of Stapley Drive on the north side of Baseline Road.
Parcel No(s):	139-11-001N
Request:	Site Plan Review. This request will allow for a restaurant with a drive thru.
Existing Zoning District:	Light Industrial (LI)
Council District:	3
Site Size:	1.76± acres
Proposed Use(s):	Restaurant with a drive-thru
Existing Use(s):	Car Wash
Hearing Date(s):	January 12, 2022 / 4:00 p.m.
Staff Planner:	Chloe Durfee-Sherman
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **June 18, 1973**, the subject property was annexed into the City of Mesa as part of a larger 4,119.78± acre annexation (Ordinance No. #812).

On **April 7, 1998**, the Board of Adjustment approved a Special Use Permit (SUP) to allow the development of a car wash facility in the Light Industrial (LI) zoning district (Case No. BA98-014).

On **September 1, 1998**, the Board of Adjustment approved a Special Use Permit (SUP) to allow the development of a full-service car wash facility and another SUP to allow for the development of an automobile service station in the LI zoning district (Case No. BA98-033).

On **September 2, 1998**, the Design Review Board approved a 33,436 square foot car wash, gas station, and convenience store (Case No. DR98-110).

On **December 8, 1998**, the Zoning Administrator granted a SUP for a Comprehensive Sign Plan for a car wash and automotive service facility in the LI zoning district (Case No. ZA98-163).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to allow for the development of a restaurant with a drive-thru facility in the Light Industrial (LI) District. The 1.76± acre site is currently developed with a car wash. The applicant is proposed to demolish the existing structures and construct a 3,751± square foot restaurant with a drive-thru facility.

General Plan Character Area Designation and Goals:

Per the City of Mesa 2040 General Plan, the site is designated as being within an Employment Character Area. Per the Plan, the primary focus of the Employment Character Area designation is to provide for a wide range of employment opportunities in high-quality settings. The character area sub-type per the General Plan is Business Park. The Business Park Sub-type is typically low-intensity developments that contain a number of separate businesses, offices, light industrial facilities, warehouses, and research and development facilities. The Employment Business Park Sub-type may also contain supporting uses that should be designed to connect to surrounding uses through a system of street, sidewalk, and open space networks.

The subject site is located within a larger commercial complex which provides supportive services and goods to adjacent industrial business parks. The redevelopment of the site as a restaurant with drive-thru facility will continue to meet the intent of the Employment Character Area by providing supportive services to the adjacent businesses.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), restaurants with a drive-thru are a permitted use in the LI zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a 3,751± square foot restaurant with a drive-thru on the western portion of the subject site. The proposed drive-thru will start as double lanes north of the building and transition to a single lane, west of the building, after the order board.

Parking will be located on the east side of the building. Per Section 11-32-3 of the Mesa Zoning Ordinance, the total number of parking spaces required for the use is 38 spaces. The site plan shows 48 parking spaces located along the east side of the building of the building and along the eastern and northern property line. Access to the site is via a shared driveway from Baseline Road. The provided site plan also shows pedestrian connectivity from the building to Baseline Road.

This request is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance and meets the development standards for a drive-thru facility as outlines in Section 11-31-18 of the MZO.

Design Review:

The City's Design Review Board reviewed the proposed elevations and landscape plan on December 14, 2021. Staff will update the Planning and Zoning Board of the Design Review Board's recommendations during the scheduled study session on January 12th, 2022.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PEP Office	North PEP Commercial & Office	Northeast LC Commercial
West LC Commercial	Subject Property LI Commercial	East LI Commercial
Southwest (Across Baseline Road) Town of Gilbert Commercial	South (Across Baseline Road) Town of Gilbert Commercial	Southeast (Across Baseline Road) Town of Gilbert Commercial

Compatibility with Surrounding Land Uses:

Properties surrounding the subject site are a mix of commercial and industrial developments. The proposed use as a restaurant with a drive thru will be compatible with the commercial uses that are already present in the surrounding area.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 1,000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile of the site, inviting them to provide comments on the proposed project. As of the writing of this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on January 12, 2022.

Staff Recommendation:

Based on the application received and preceding analysis, staff finds that the request for a Major Site Plan Modification consistent with the Mesa 2040 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 requirements of Design Review.
3. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1-Staff Report
Exhibit 2-Vicinity Map
Exhibit 3-Application Information

3.1 Project Narrative
3.2 Site Plan
3.3 Landscape Plan
3.4 Elevations
3.5 Floor Plan
3.6 Grading and Drainage Plan
Exhibit 4-Citizen Participation Plan
Exhibit 5-Citizen Participation Report