



PLANNING & ZONING BOARD

June 22, 2022



ZON22-00260



Request

- Rezone
 - Site Plan Approval
-

Purpose

- Restaurant with drive-thru

Location

- West of Ellsworth Road
- East of Loop 202 Freeway
- South of University Drive

Planning and Zoning Vicinity Map: ZON22-00260

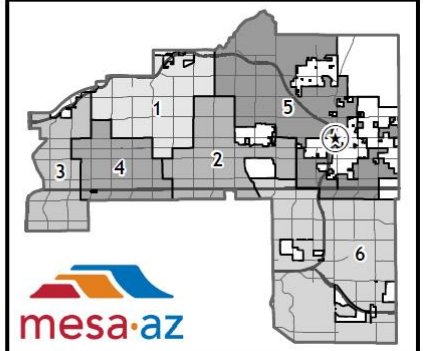
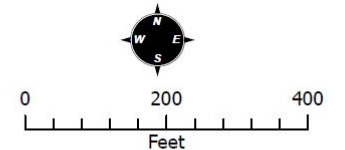


Case Details

CASE: ZON22-00260 **PRE-PLAT :** ☐

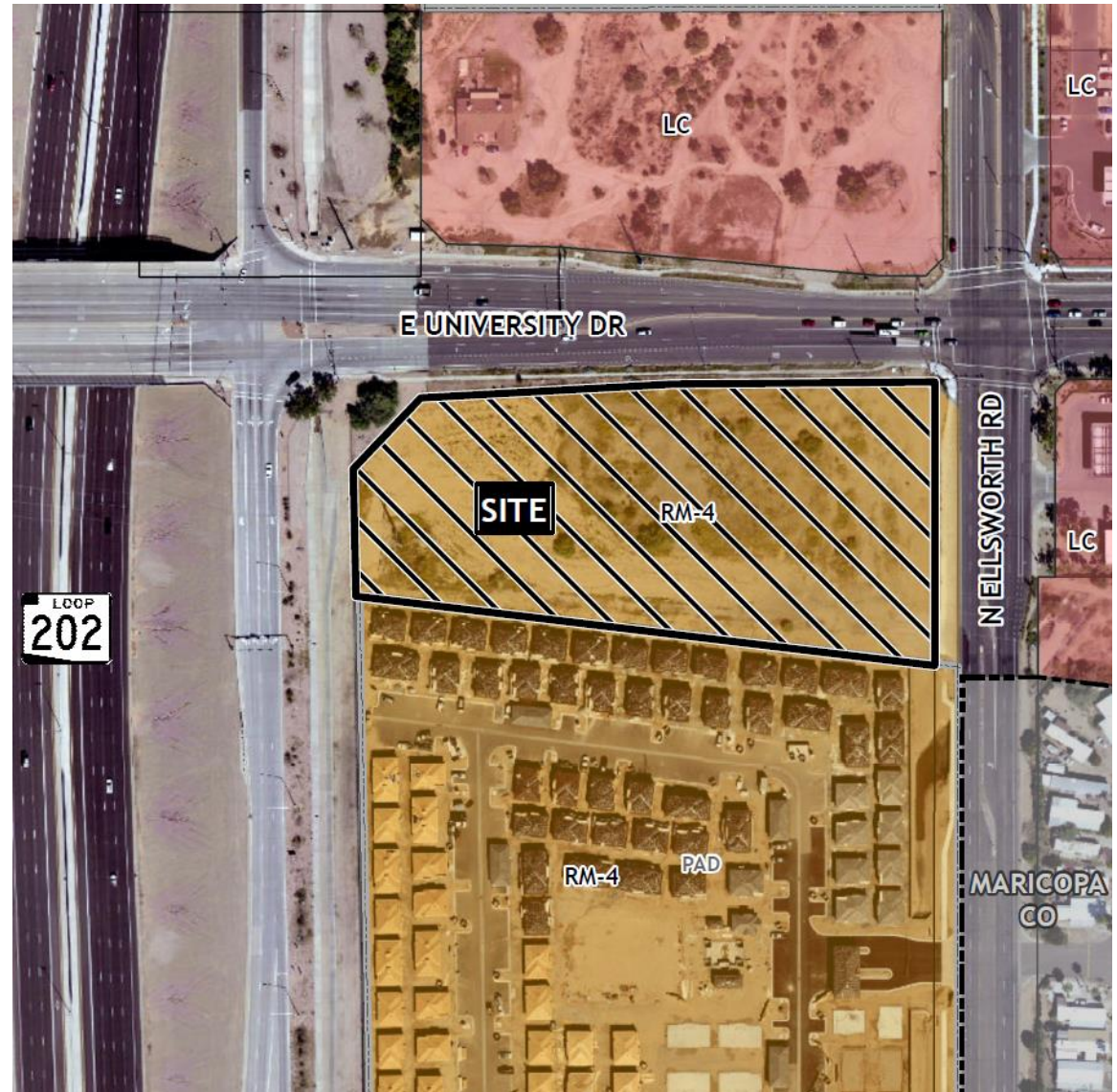
SITE / ADDRESS:
District 5. Within the 9100 block of East University Drive (south side) and the 300 block of North Ellsworth Road (west side). Located south of University Drive and west of Ellsworth Road. (4± acres).

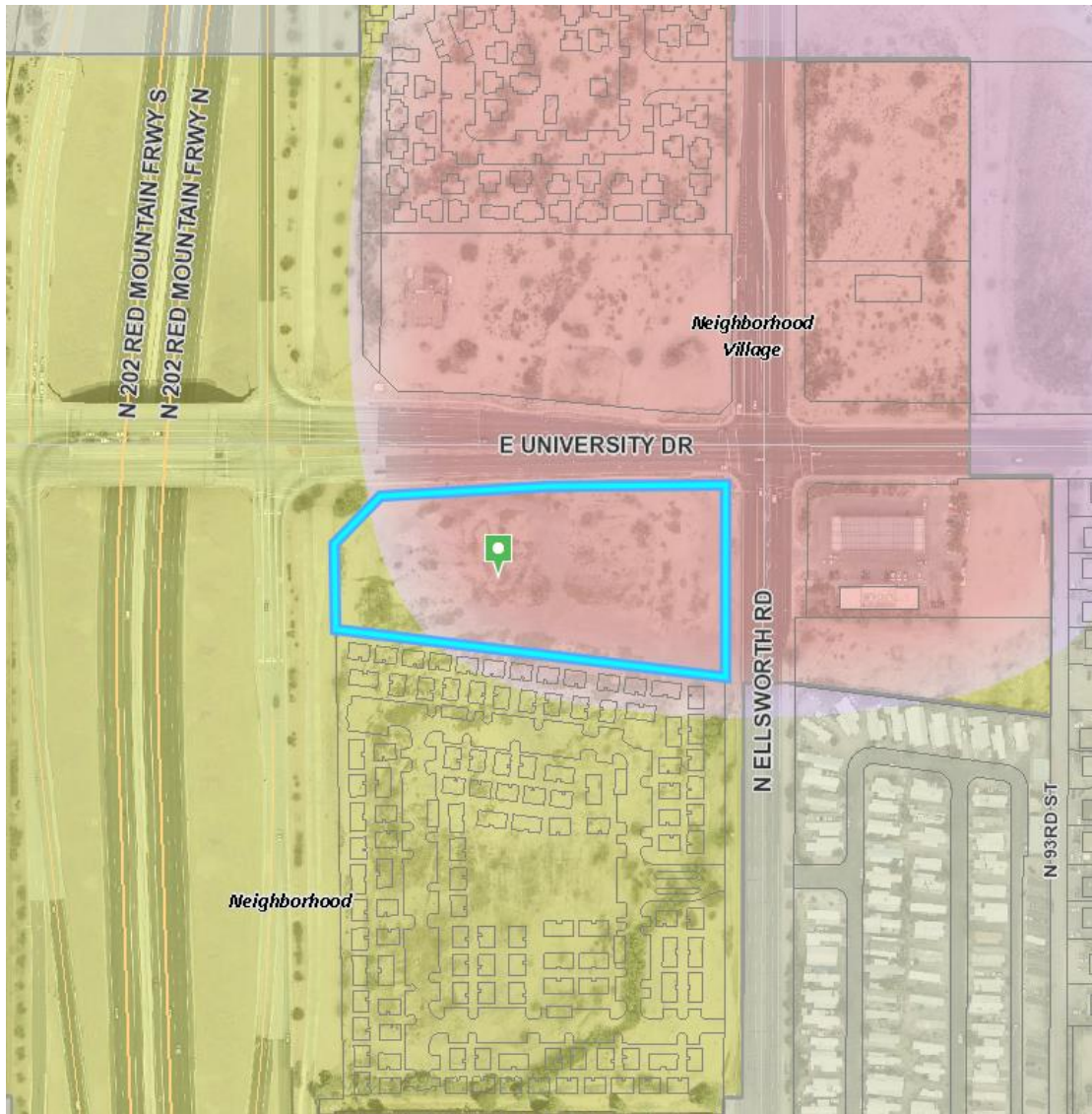
REQUEST:
Rezone from Multiple Residence 4 (RM-4) to Limited Commercial (LC) and Site Plan Review. This request will allow for the development of a restaurant with drive-thru.



Zoning

- Currently zoned RM-4
- Requesting rezone to Limited Commercial (LC)





General Plan

Neighborhood Village

- Provide shopping areas that serve the neighborhood within a two-mile radius.

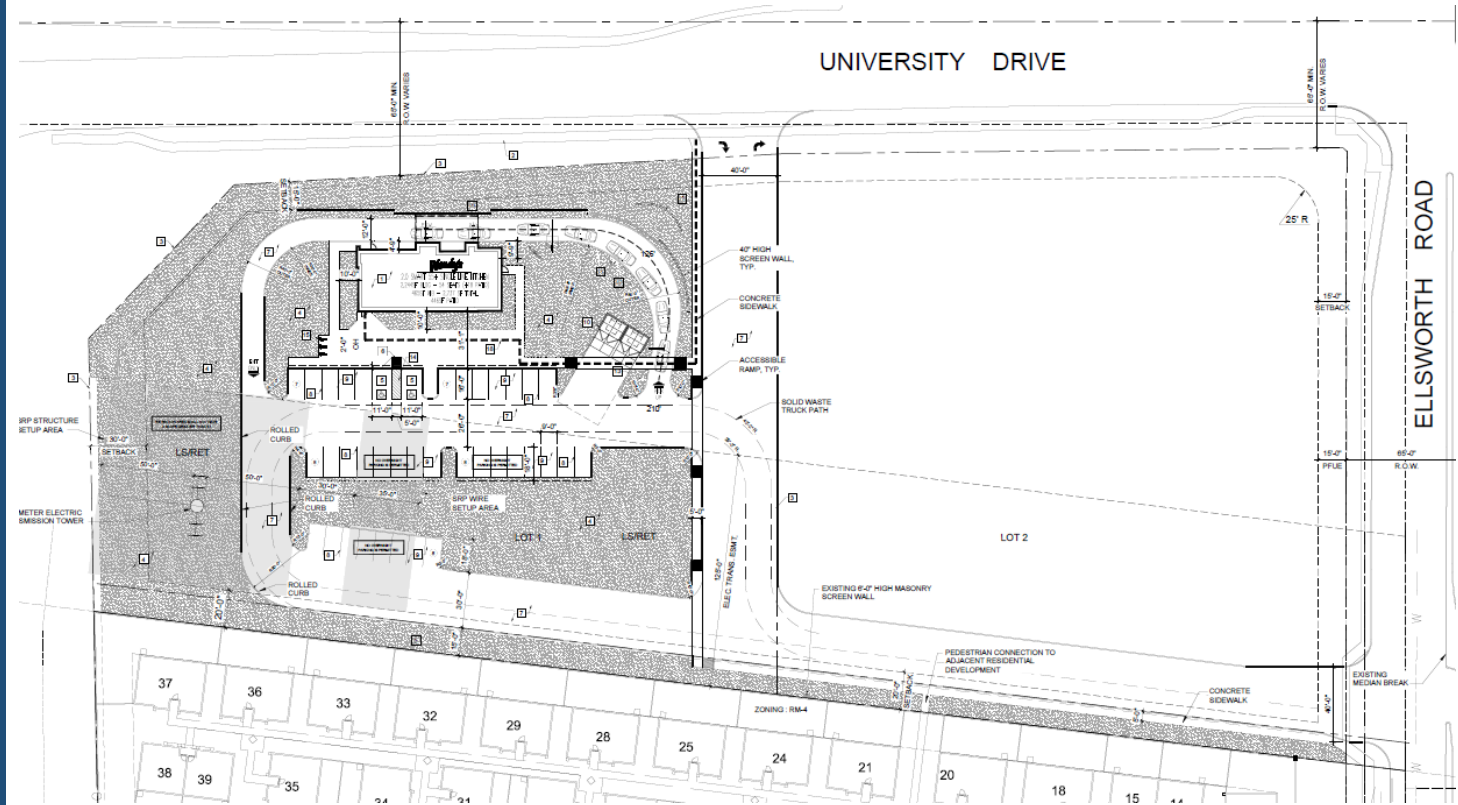
Site Photo



Looking southeast towards the site from University Dr

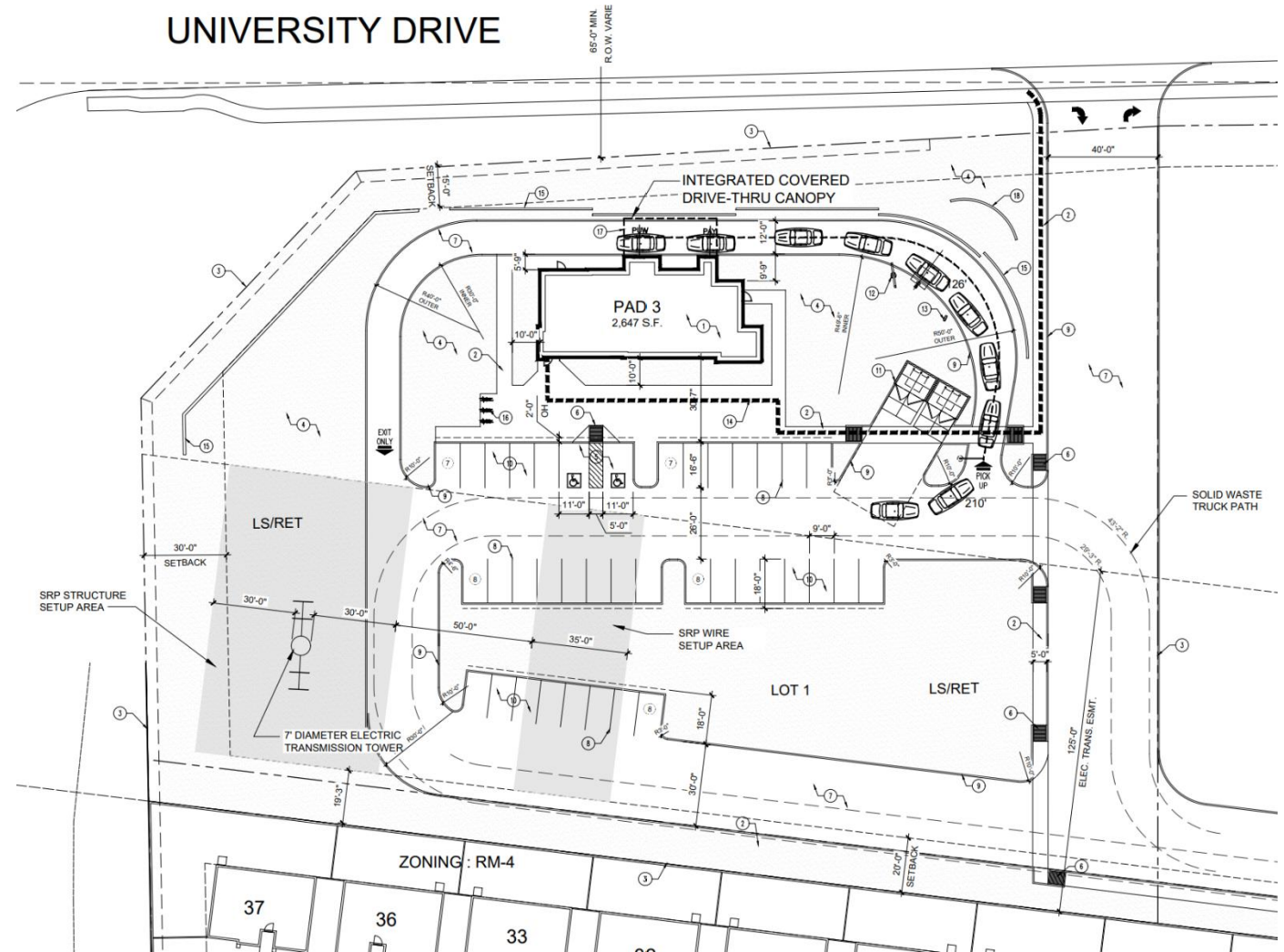
Site Plan

- Rezone from RM-4 to LC
- Access via University Dr. and Ellsworth Rd.



Site Plan

- New 2,647 sf restaurant with drive-thru
- Access via University Dr.
- Parking spaces provided on-site



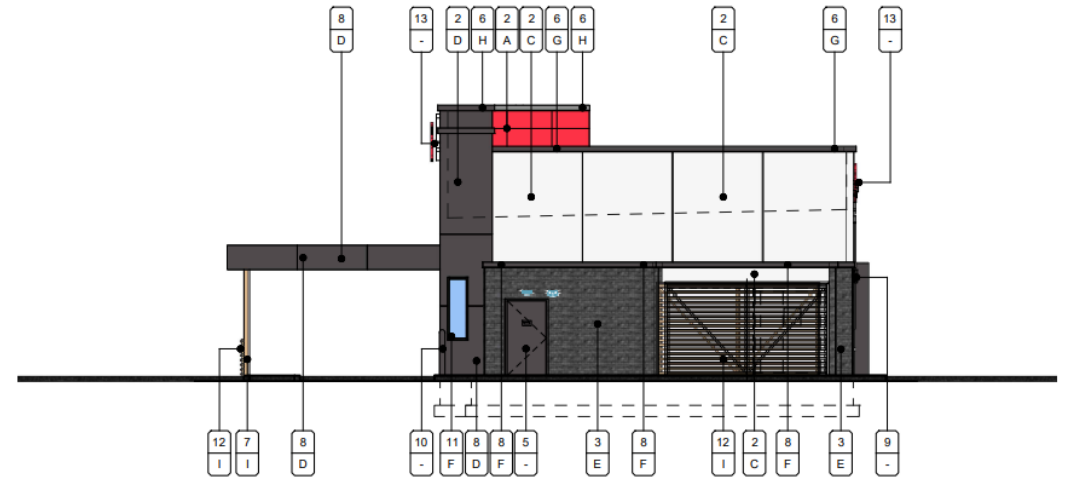
- Landscape yards along all property lines
- Parking lot landscape islands provided
- 15-foot-wide foundation base along south elevation



Elevations



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

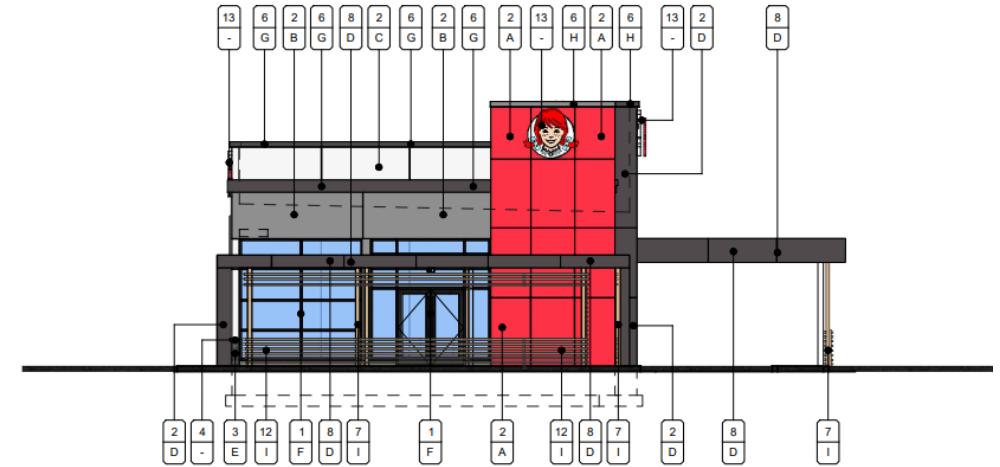


4 EAST ELEVATION
SCALE: 1/8"=1'-0"

Elevations



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



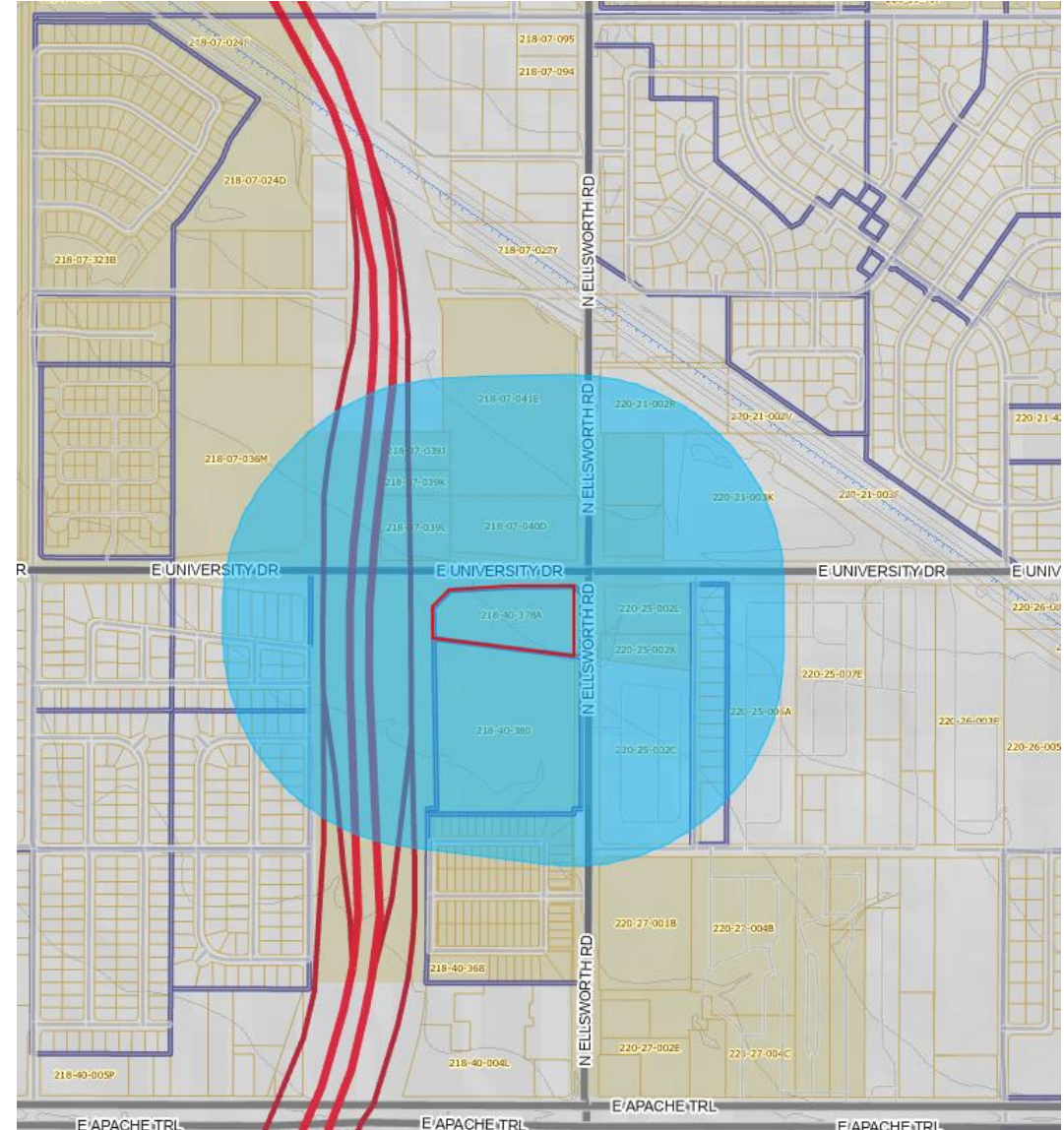
2 WEST ELEVATION
SCALE: 1/8"=1'-0"

Rendering



Citizen Participation

- Property owners within 1,000 feet, HOA's & Registered Neighborhoods
- No concerns from interested parties



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff Recommendation

Approval with Conditions



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