



PLANNING DIVISION

STAFF REPORT

City Council Meeting

September 19, 2022

CASE No.: **ZON22-00051**

PROJECT NAME: **Texas Roadhouse Rebuild**

Owner's Name:	DSW MESA GRAND/SPECTRUM LLC
Applicant's Name:	Yelena Fiester, GreenbergFarrow
Location of Request:	Within the 1600 block of South Stapley Drive (east side). Located south of the US 60 Superstition Freeway on the east side of Stapley Drive.
Parcel No(s):	139-10-006
Request:	Site Plan Modification. This request will allow for the development of a restaurant.
Existing Zoning District:	LI-CUP (Light Industrial with Council Use Permit)
Council District:	3
Site Size:	1.5± acres
Proposed Use(s):	Restaurant
Existing Use(s):	Restaurant
Hearing Date(s):	August 24, 2022 / 4:00 p.m.
Staff Planner:	Evan Balmer
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation: APPROVAL with Conditions (Vote: 5-0)	

HISTORY

On **November 16, 1974**, the property was annexed into the City of Mesa (Ordinance No. 907).

On **April 21, 1975**, the City Council approved a rezone from Maricopa County zoning of R1-8 to City of Mesa zoning Agriculture (AG) to establish comparable zoning on recently annexed property (Ordinance No. 926, Case No. Z75-012).

On **January 20, 1998**, the City Council approved a rezone from Agriculture (AG) to Light Industrial (LI, previously M-1) with a Council Use Permit (CUP) to allow the development of the Mesa Grand

shopping center (Ordinance No. 3431, Case No. Z97-080). The subject property (PAD 1) was built for a restaurant use.

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to allow for the re-development of a Texas Roadhouse restaurant. The subject site is located within the Mesa Grand shopping center, specifically on Lot 1 within the Mesa Grand commercial subdivision. The existing restaurant was constructed in 2000; according to the applicant, the existing restaurant no longer meets the needs of Texas Roadhouse as the current kitchen is not large enough to meet customer demand. In order to cause the least disruption to the operations of the restaurant, Texas Roadhouse would like to keep the existing restaurant open while constructing the new restaurant behind it. The new restaurant would be constructed in the parking area to the east of the existing restaurant. Once the new restaurant is completed and the existing restaurant is demolished, the area where the existing restaurant is located will be landscaped with a plant palette that is consistent with the rest of the Mesa Grand shopping center.

The subject request is considered a Major Site Plan Modification per Section 11-69-7 of the Mesa Zoning Ordinance and requires approval by City Council.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan designates the subject property as a Mixed Use Activity character area with a Community Scale Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity character designation is for areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses. The Community-Scale districts (primarily serving up to a four-mile radius) typically contain one or two big box buildings and associated shops and pad sites. These character types are typically at the intersection of two arterial streets and are typically auto-dominant unless part of a Transit District. The primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of consumers. Staff reviewed the request and determined the request is consistent with the criteria for review of development outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is currently zoned Light Industrial with Council Use Permit (LI-CUP). The applicant is requesting to construct a new restaurant. Per Section 11-7-2 of the MZO, restaurants are permitted in the LI zoning district.

Site Plan and General Site Development Standards:

The subject property is located at the northwest corner of the Mesa Grand shopping center. Currently there is an existing Texas Roadhouse restaurant located in the northwest corner of the site. The applicant is proposing to construct a new restaurant building adjacent to the existing restaurant, directly to the east of the existing building where parking is currently located. When

construction of the new building is complete, the existing building will be demolished, and that area will be landscaped in a manner consistent with the rest of the Mesa Grand shopping center. The site plan shows the floor area of the proposed building to be 9,214 square feet. The proposed new building will be 1,725 square feet larger than the existing buildings size of 7,489 square feet. Per Section 11-32-3 of the MZO, 123 parking spaces are required for the proposed use. The site plan shows 66 parking spaces located on Pad 1, which does not conform to the City's parking standard. However, a shared parking agreement is in place for the Mesa Grand development, which provides adequate parking for the restaurant. Access to the site will remain the same with the subject property being accessed from two shared driveways on Stapley Drive into the Mesa Grand development.

Overall, the proposed site plan conforms to the criteria and requirements of a Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

The Design Review Board will review the subject request at their September 13, 2022 meeting. Staff will work with the applicant to address the comments and recommendations made by the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Stapley Drive) US 60 Freeway	North US 60 Freeway	Northeast US 60 Freeway
West (Across Stapley Drive) LI Commercial	Subject Property LI-CUP Existing restaurant building	East LI-CUP Mesa Grand Shopping Center Commercial
Southwest (Across Stapley Drive) LI Commercial	South LI- CUP Mesa Grand Shopping Center Commercial	Southeast LI- CUP Mesa Grand Shopping Center Commercial

Compatibility with Surrounding Land Uses:

The proposed site plan modification is for the development of a restaurant building on Pad 1 within the Mesa Grand shopping center. The proposed restaurant building is compatible with the surrounding commercial and restaurant uses in the Mesa Grand shopping center as well as the existing commercial uses in the area.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included notifying 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. As of the writing of this report, staff received one phone call from the representative of a neighboring restaurant. The representative was in opposition to the proposed development, stating that parking is already an issue and the removal of more parking during the construction phase will cause greater parking issues.

Staff Recommendations:

Based on the application received and the preceding analysis, staff finds that the requested Site Plan Modification is consistent with the Mesa 2040 General Plan and 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 final site plan submitted.
2. Compliance with all requirements of Design Review case DRB22-00044.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval from zoning Case Number Z97-080, except compliance with the final site plan and elevations submitted with this request instead of the site plan and elevations submitted with zoning Case Number Z97-080.

Attachments:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Project Narrative

3.3 Grading and Drainage Report

3.4 Landscape Plan

3.5 Elevations

3.6 Project Narrative

3.7 Citizen Participation Plan

Exhibit 4-Citizen Participation Report