



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

January 11, 2023

CASE No.: ZON22-01061	PROJECT NAME: Gravity Energy - West McKellips
Owner's Name:	Ibnnoor Management LLC
Applicant's Name:	Tim Rasnake, Archicon Architecture & Interiors
Location of Request:	Within the 100 block of West McKellips Road (north side) and within the 2000 block of North Center Street (west side). Located north of McKellips Road and west of Center Street.
Parcel No(s):	136-17-003S
Request:	Site Plan Review. This request will allow for a restaurant with drive-thru.
Existing Zoning District:	Limited Commercial (LC)
Council District:	1
Site Size:	1 ± acres
Proposed Use(s):	Restaurant with drive-thru
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 11, 2023 / 4:00 p.m.
Staff Planner:	Samantha Brannagan, Planner II
Staff Recommendation:	Approval with Conditions

HISTORY

On August 6, 1973, the subject property was annexed into the City of Mesa as part of a greater 168± acre area and subsequently zoned Limited Commercial (Ordinance No. 823).

On August 7, 1984, the Board of Adjustment approved a Special Use Permit for a convenience store and self-service gas station.

PROJECT DESCRIPTION

The applicant is requesting Site Plan Review approval for a limited-service restaurant with drive-thru at the intersection of West McKellips Road and North Central Street. The property was approved for a Texaco self-service gas station and convenience store in 1984. Per

Maricopa County Assessor's Office aerial photos, the Texaco was demolished in 2018. The subject parcel is now vacant. The proposed building will be 796 square feet in size with one drive-thru lane and will allow for drive-thru service only. There will be no indoor or outdoor seating for customers. The proposal includes nine parking spaces as needed, one of which will be ADA accessible, and three bicycle parking spaces. Per Table 11-6-2 of the Mesa Zoning Ordinance (MZO), a limited-service restaurant with drive-thru is permitted in the Limited Commercial (LC) zoning district.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a wide range of housing options and often have associated nonresidential uses such as schools, parks, places of worship, and local serving businesses.

Zoning District Designations:

The property is currently zoned Limited Commercial (LC). Per Section 11-6-1 of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. The proposed limited-service restaurant with drive-thru is permitted in the LC zoning district.

Site Plan and General Site Development Standards:

The subject property is located at the northwest corner of the West McKellips Road and North Center Street intersection. The property was approved for a Texaco self-service gas station and convenience store in 1984 and was subsequently demolished in 2018 leaving the property currently vacant. The proposed site plan shows the development of one 796 square foot building for a limited-service restaurant with one drive-thru lane and nine parking spaces, one of which will be ADA accessible. Vehicular and pedestrian access to the site will be from West McKellips Road and North Center Street with a 3'4" CMU wall for screening. Two shade structures will be provided for possible employee shelter while taking orders from customers along with a menu board. There is an existing bus stop and shade at the southern property line along West McKellips Road.

The proposed site plan will meet all standards of the LC zoning district and complies with Section 11-31-18 of the MZO for drive-thru facilities. 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 work session will be held on January 10, 2023. Staff will work with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Vacant	North LC Vacant	Northeast (Across North Center Street) LC Retail
West LC Vacant	Subject Property LC Vacant	East (Across North Center Street) LC Retail
Southwest (Across West McKellips Road) RM-3 Multiple Residence	South (Across West McKellips Road) LC Retail	Southeast (Across West McKellips Road) LC Retail

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. Neighboring parcels to the northeast, east, southeast, and south are in the same LC zoning district and have retail and commercial services. Parcels to the north, northwest, and west are also within the LC zoning district and are vacant. Parcels to the southwest are within the Multiple-Residence-3 (RM-3) zoning district and have existing residences. Overall, the subject request for restaurant with drive-thru on the property will not be out of character with the surrounding area.

Neighborhood Participation Plan and Public Comments:

The applicant sent the required notification letters to all property owners within 1,000 feet of the site as well as HOAs and registered neighbors within one mile of the site. As of this report, staff has not been contacted by any resident to express support or opposition to the request.

Staff Recommendation:

Based upon the application received and preceding analysis, staff find that the requested Site Plan Review complies with the Mesa 2040 General Plan and the 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, landscape plan, and elevations submitted.
2. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan

3.3 Landscape Plan

3.4 Elevations
3.5 Project Narrative
3.6 Citizen Participation Plan
Exhibit 4 – Citizen Participation Report