



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

March 22, 2023

CASE No.: **ZON22-01214**

PROJECT NAME: **Chick-Fil-A**

Owner's Name:	Fiesta Commercial, LLC
Applicant's Name:	Brandi Loper, 4G Development & Consulting, Inc.
Location of Request:	Within the 1200 to 1300 blocks of West Southern Avenue (north side); within the 1100 block of South Stewart (east side), and within the 1000 to 1100 blocks of South Alma School Road (west side). Located west of Alma School Road on the north side of Southern Avenue.
Parcel No(s):	134-28-866
Request:	Major Site Plan Modification. This request will allow for a restaurant with a drive-thru.
Existing Zoning District:	Limited Commercial with a Planned Area Development Overlay (LC-PAD)
Council District:	3
Site Size:	16± acres
Proposed Use(s):	Restaurant with a drive-thru facility
Existing Use(s):	Vacant
P&Z Hearing Date(s):	March 22, 2023 / 4:00 p.m.
Staff Planner:	Cassidy Welch, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **July 18, 1970**, the City Council approved the annexation of 675± acres, including the subject site, into the City of Mesa and subsequently zoned the site Limited Commercial (C-2) (Ord. No. 675).

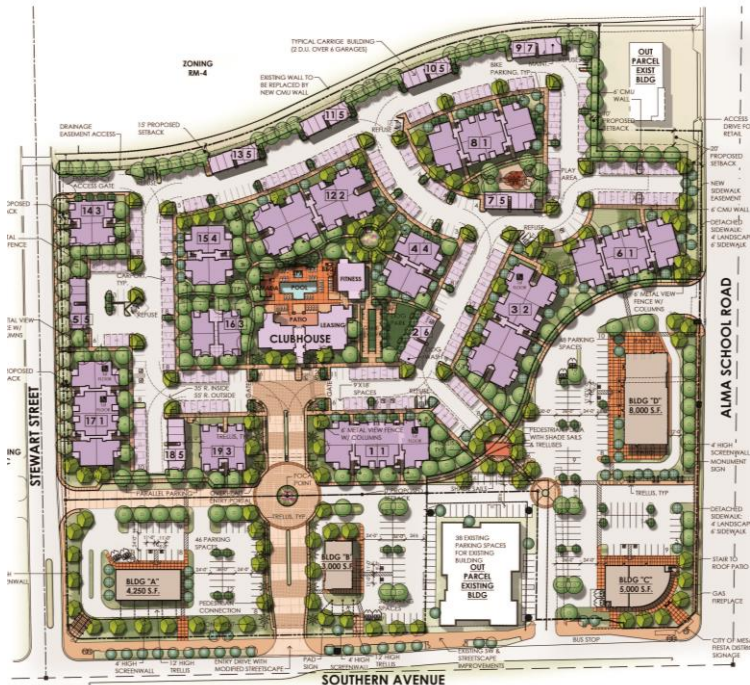
On **December 18, 1978**, the City Council approved a site plan for a commercial center (Case No. SPR78-009).

On **August 26, 2019**, the City Council approved a rezone from Limited Commercial (LC) to Limited Commercial with a Planned Area Development (LC-PAD) and Multiple Residence-5 with a Planned Area Development Overlay (RM-5-PAD) to allow for a mixed-use development (Case No. ZON18-00066, Ord. No. 5525).

PROJECT DESCRIPTION

Background:

In 2019, City Council approved a rezone and an associated site plan for a mixed-use development on the northwest corner of Alma School Road and Southern Avenue (Case No. ZON18-00066). The approved site plan consists of 10.5± acres of multiple residence on the northern portion of the property and 5.5± acres of commercial development along Alma School Road and Southern Avenue. The commercial portion of the site plan includes four pad sites two of which are restaurants with drive-thru facilities, a multi-tenant building with a drive-thru facility, and a multi-tenant restaurant/retail building.



The applicant is requesting approval of a Major Site Plan Modification to modify the 1.5± acre pad site referred to as Building A on the approved site plan. The requested modification reduces the building footprint of Building A from 4,250 square feet to 2,656 square feet, adds 797 square feet of outdoor dining area, modifies the location of the building and parking on the site, and increases the drive-thru lanes from two to three lanes.

Per Section 11-69-7 of the MZO, the requested modifications are considered a Major Site Plan modification and require review and approval of City Council.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Activity District with a Transit Corridor Sub-type. Per Chapter 7 of the General Plan, Mixed Use Activity District character areas are large in scale (over 25 acres) and provide community and regional activity areas.

Per the Plan, these areas generally have a substantial commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. The goal of these districts is to help create

strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences.

Per Chapter 7 of the General Plan, the focus in the Transit Corridor Sub-type is to develop a mixed-use, pedestrian-oriented, urban environment, particularly within walking distance of transit stops. This character type overlays the other character types and is used to transition the area into a more transit and pedestrian oriented development form. This sub-type should evolve into a more urban pattern with buildings brought close to the front property lines.

The proposed development is also located within the Fiesta District, which has a set of City Council approved design guidelines, titled “Fiesta District Design Handbook”. These guidelines articulate a vision for the Fiesta District, which is pedestrian friendly, contains an integrated mix of land uses that is woven together by attractive and cohesive street improvements and buildings.

Specific conditions of approval were included with the 2019 approval to improve the pedestrian experience along Southern Avenue and mitigate the visibility of the drive-thru lanes. The elements applicable to Building A included a reduced setback along Southern Ave., architecturally integrated canopies over drive-thru lanes, an outdoor patio or plaza, and a raised traffic table across the drive-thru lanes leading to Southern Ave.

The proposed site plan modification includes the design elements stipulated in the conditions of approval and continues to contribute to the overall mixed-use development. The proposed project conforms to the purpose and intent of the Mixed Use Activity District and Transit Corridor character area designations and with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject site is currently zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), restaurants with drive-thru facilities are permitted in the LC zoning district. The proposed project conforms to the goals of the LC district.

Site Plan and General Site Development Standards:

The proposed project is a major modification to the pad site indicated as “Building A” on the approved site plan for Case No. ZON18-00066. The proposed modifications include a reduction of the building footprint from 4,250 square feet to 2,656 square feet, addition of a 797 square feet outdoor dining area, the relocation of the building and parking on the site, and an increase in the number of drive-thru lanes from two to three lanes. Per Section 11-32-3 of the MZO, a minimum of 31 parking spaces is required for the proposed project. Per the submitted plans, 31 parking spaces are provided. The proposed project complies with the requirements for drive-thru facilities per Section 11-31-18 of the MZO.

Design Review:

The Design Review Board reviewed the subject request on February 14, 2023. Staff will be working with the applicant to address any comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Stewart) LC Commercial	North RM-5-PAD Multiple Residence	Northeast RM-5-PAD Multiple Residence
West (Across Stewart) LC Commercial	Subject Property LC-PAD Vacant	East LC-PAD Vacant
Southwest (Across Southern Avenue) LC Commercial	South (Across Southern Avenue) LC Commercial	Southeast (Across Southern Avenue) LC Commercial

Compatibility with Surrounding Land Uses:

The subject site is currently vacant. The site is immediately adjacent to multiple residence to the north that is part of the overall mixed-use development plan. The site is surrounded by commercial uses to the west, south and east of the subject property. The Proposed Project is compatible with the surrounding land uses.

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notice letters to property owners within 500 feet of the site as well as nearby HOAs and neighborhood associations. As of writing this report, neither the applicant nor staff have received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the March 22, 2023 Study Session.

Staff Recommendation:

Staff finds that the proposed project is consistent with the Mesa 2040 General Plan, the Fiesta District Design Guidelines, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval of the request with the following conditions.

Conditions of Approval:

1. Compliance with all requirements of Design Review Case No. DRB22-01208.
2. Compliance with all City development codes and regulations, except as modified by the PAD and conditions in Ordinance No. 5525.
3. Compliance with all conditions of approval of Ordinance No. 5525, except compliance with the final site plan for the property known as "Building A" submitted with this request.

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 Grading and Drainage Report

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – ZON18-00066 Approved Site Plan