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August 05, 2020

Development Incentive Permit (DIP)

Proposed KFC (Kentucky Fried Chicken)

241 N. Power Road

Mesa, AZ 85207

DRB20-00315 & ZON20-00312

We are proposing to build a 1,901 sf KFC restaurant with a drive thru at 241 N Power Road in 0.796 acres of land. The site was originally approved as a future pad site with the car wash to the north. The site shares an internal drive with the car wash. With landscape and building setbacks, foundation base and parking requirements of the Mesa Zoning Ordinance, the site has 68 percentage of site usable of the buildable area.

The site has sat vacant for many years, no development has been proposed since the original case for the car wash and future pad site in 2006. This is a very small lot and meeting all zoning ordinance requirements would make it very difficult to build a quality project on the site.

One of the requirements is to provide a 20-foot wide landscape yard adjacent to single family residential. The southern property line of the site is located next to a 40-foot landscape tract that is a zoned single family residential (RSL-2.5) and is a tract for the adjacent neighborhood development east of the site. Because there is an existing 40- landscape area separating the subject site from any nearby residential, we are requesting a DIP to reduce the required 20-foot landscape yard width to 3 feet to meet the intent of the perimeter landscaping and to also develop the site in a way to respect the neighborhood and conform with city design guidelines and the general plan.

Under Sections 11-72-1 and 11-72-3 of the Mesa Zoning Ordinance, this site qualifies for DIP consideration, the site meets all three of the following conditions:

A. Area.

1. Total area of the parcel does not exceed 2.5 net acres, and the parcel has been in its current configuration for more than 10 years; or
2. Total area of the site does not exceed 5 net acres and was created by the assembly of 2 or more individual, contiguous parcels.

The site is 0.796 acres, less than 2.5 acres and has been vacant for more than 10 years, since 2006.

B. **Utilities.** The parcel is served by, or has direct access to, existing utility distribution facilities. ***These utilities are located under or next to the shared access that serves the adjacent development. Stub utilities are at the project site or within easements that adjoin this tract.***

C. **Surrounding Development.** The parcel is surrounded by properties within a 1,200-foot radius in which:

1. The total developable land area is not more than 25 percent vacant; and
2. Greater than 50 percent of the total numbers of lots or parcels have been developed 15 or more years ago.

Researching Google Earth shows that more than 75% of the area is developed. And while searching the “Aerial history” of Google Earth it has been this way for greater than 15 years.

The attached Site and Landscape plans for the proposed KFC restaurant are submitted in response to complying to the required findings per section 11-72-3 of the MZO.

1-72-3: - REQUIRED FINDINGS

A. The proposed development is consistent with the general plan, any other applicable council adopted plans and policies, and the permitted use as specified in this Ordinance.

The proposed restaurant with a drive thru conforms to the typical uses and goals of the General Plan Neighborhood Village Character Area designation. The use will contribute to the character of the area by providing a service for nearby neighbors to eat without having to drive out of the neighborhood. The proposed elevations show a restaurant design that has been altered from a typical franchise style to be more compatible with surrounding development. The drive thru lane is oriented away from the nearby residential homes as well as Power Road to maintain the character of the area. The proposed site design contributes to the Neighborhood Village Character area’s goal to provide safe spaces for pedestrian activity as well as creating a sense of place by showing a shaded and raised pedestrian path from Power Road to the main customer entry, several bike racks, and an outdoor seating area. Overall, the site is well designed and fits in with the existing developments in the area.

B. The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1200-foot radius of the bypassed property

The site is zoned LC and a restaurant with a drive thru is allowed in this zoning district.... We are not requesting a reduced landscape yard for a smaller building, we are requesting it to provide adequate parking per the use and to remedy the issues the car wash had with tight turns and parking per the 2006 zoning case minutes Number Z06-99.

C. The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent and Design standards of this

ordinance

The site is meeting the design guidelines and orienting the drive-thru away from the arterial and away from adjacent residential. The building design is compatible with existing development in the area and was designed to respect the adjacent residential with less corporate brand architecture and connecting to the street and providing shaded and enhanced pedestrian areas. Etc.

Attachments:

Exhibit A- Buildable Exhibit

Exhibit B- Google Earth images.

Sincerely,

Bethel Del Riego

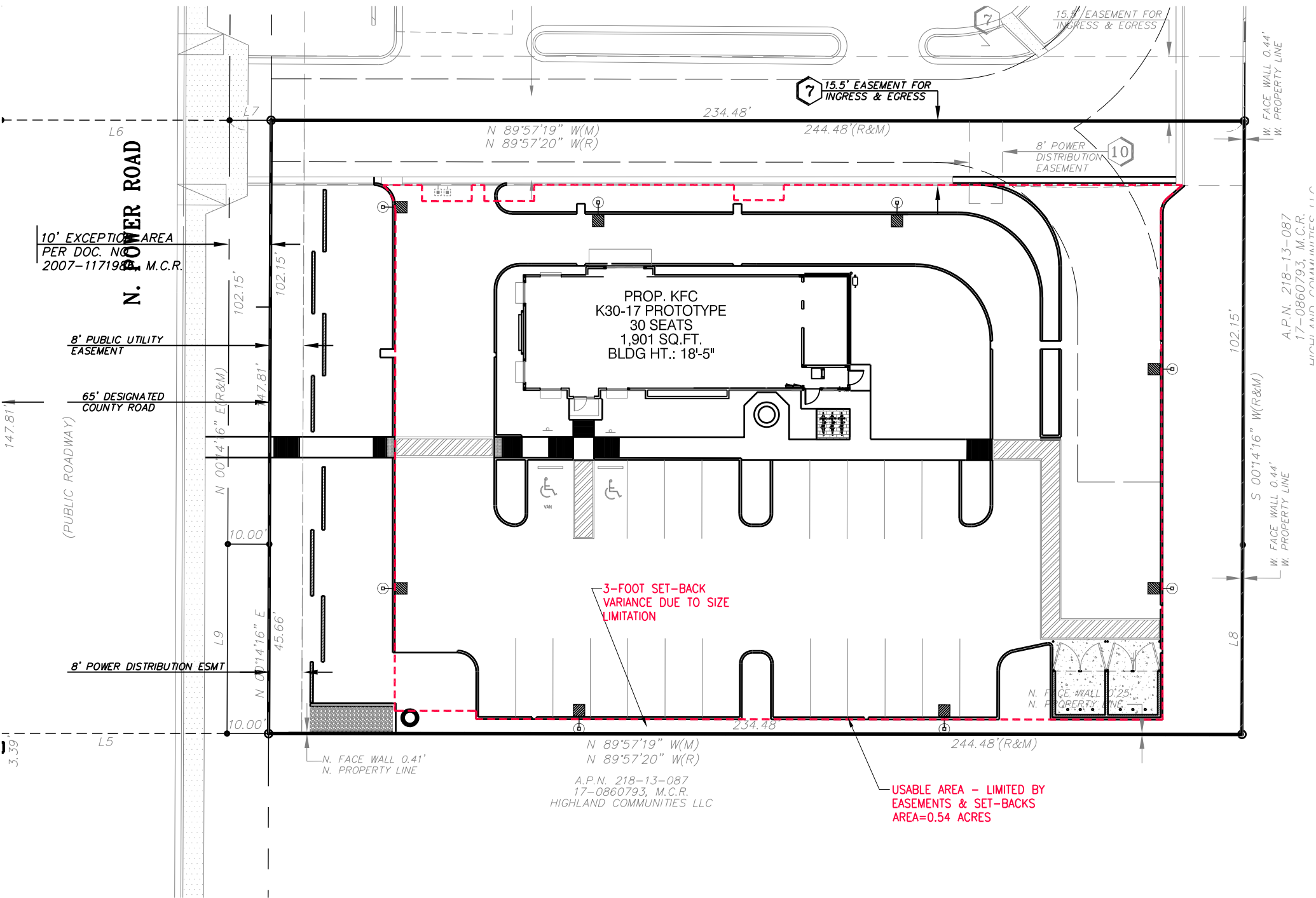


EXHIBIT A



E University Dr

W111°40'58.08"

E Billings St

1,200-FOOT RADIUS

249 N Power Rd

YEAR 2005

E Barstow St

E Boise St

E Boston St

W 4th Ave

E Silver Creek

Agusta Dr

W 3rd Ave

N33°25'7.68"

Cypress Point Dr

Dorat Dr

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W 2nd Ave

W 1st Ave

EXHIBIT B

Imagery Date: 11/3/2005

