



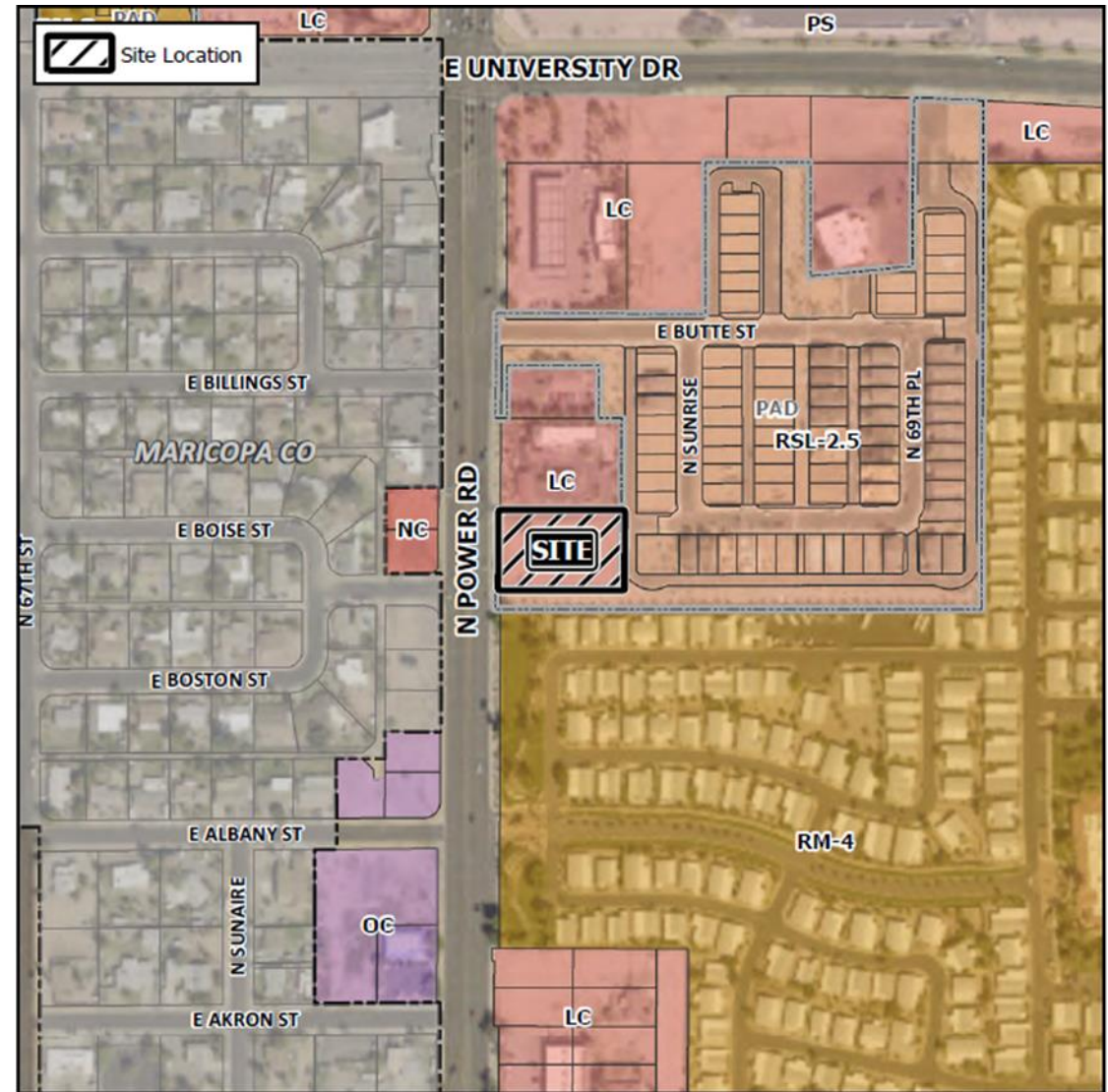
BOA20-00525 KENTUCKY FRIED CHICKEN

Kellie Rorex, Planner I

September 2, 2020

Location

- South of University on the east side of Power



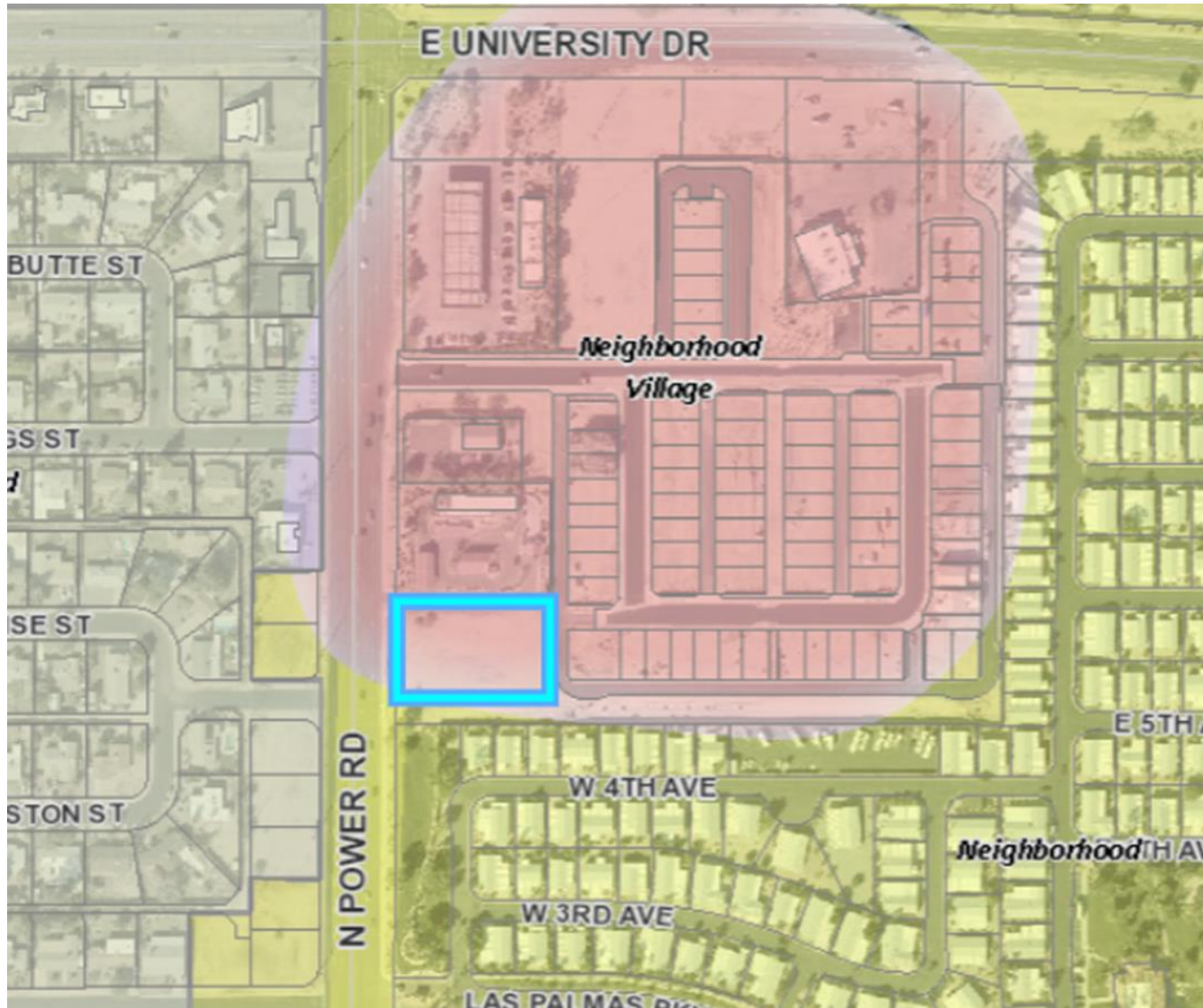
Site Photos



Looking southeast towards the site



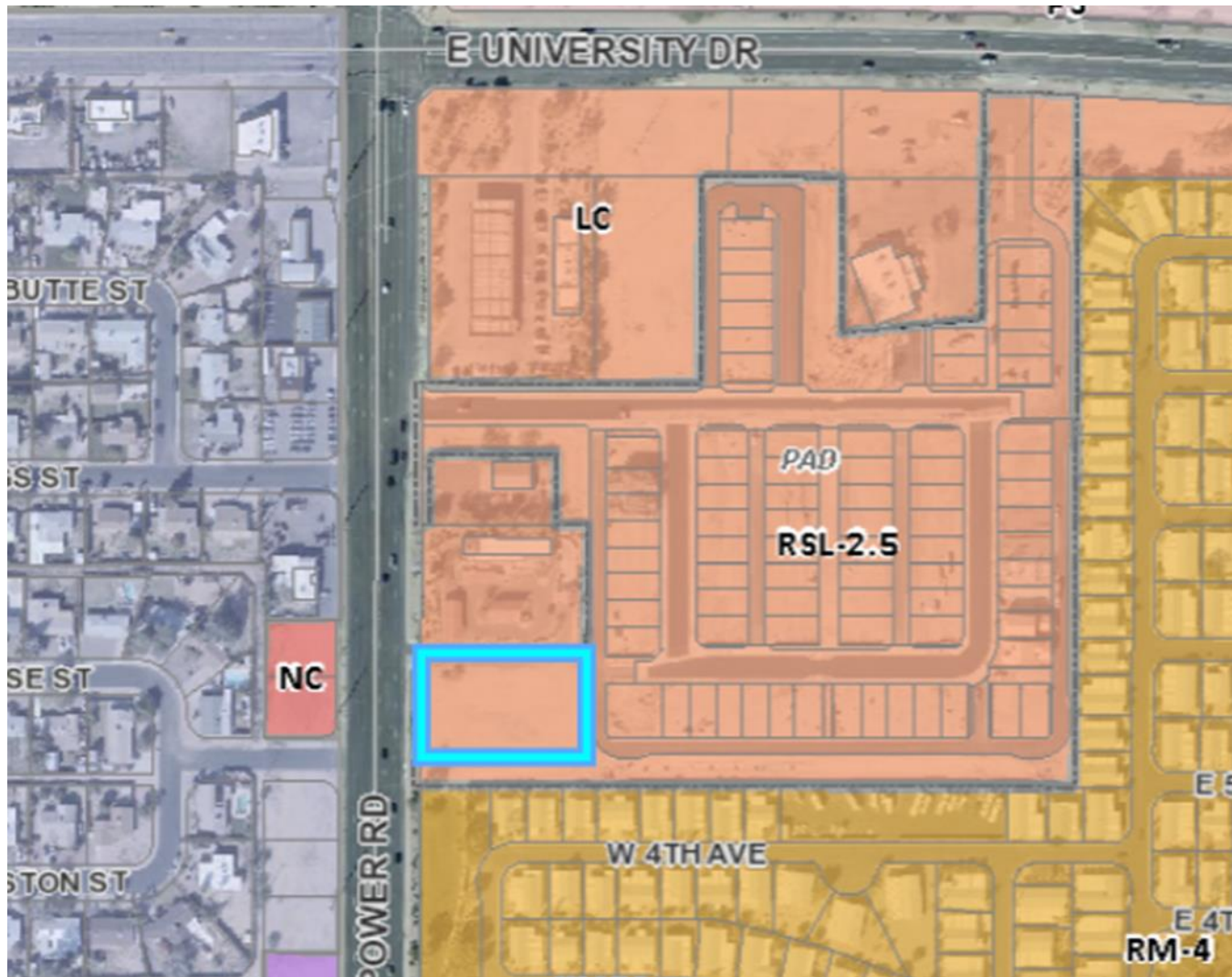
Looking northeast towards the site



General Plan

Neighborhood Village

- Goal: Provide shopping and service needs of the nearby population neighborhoods.
- Typical uses: Retail, restaurants, and offices, limited fast food and drive thru uses.
- Requirements for drive-thru's in the Neighborhood Village area



Zoning

Limited Commercial

- Restaurants with a drive thru are permitted in the LC zoning district.

Request

- Development Improvement Permit

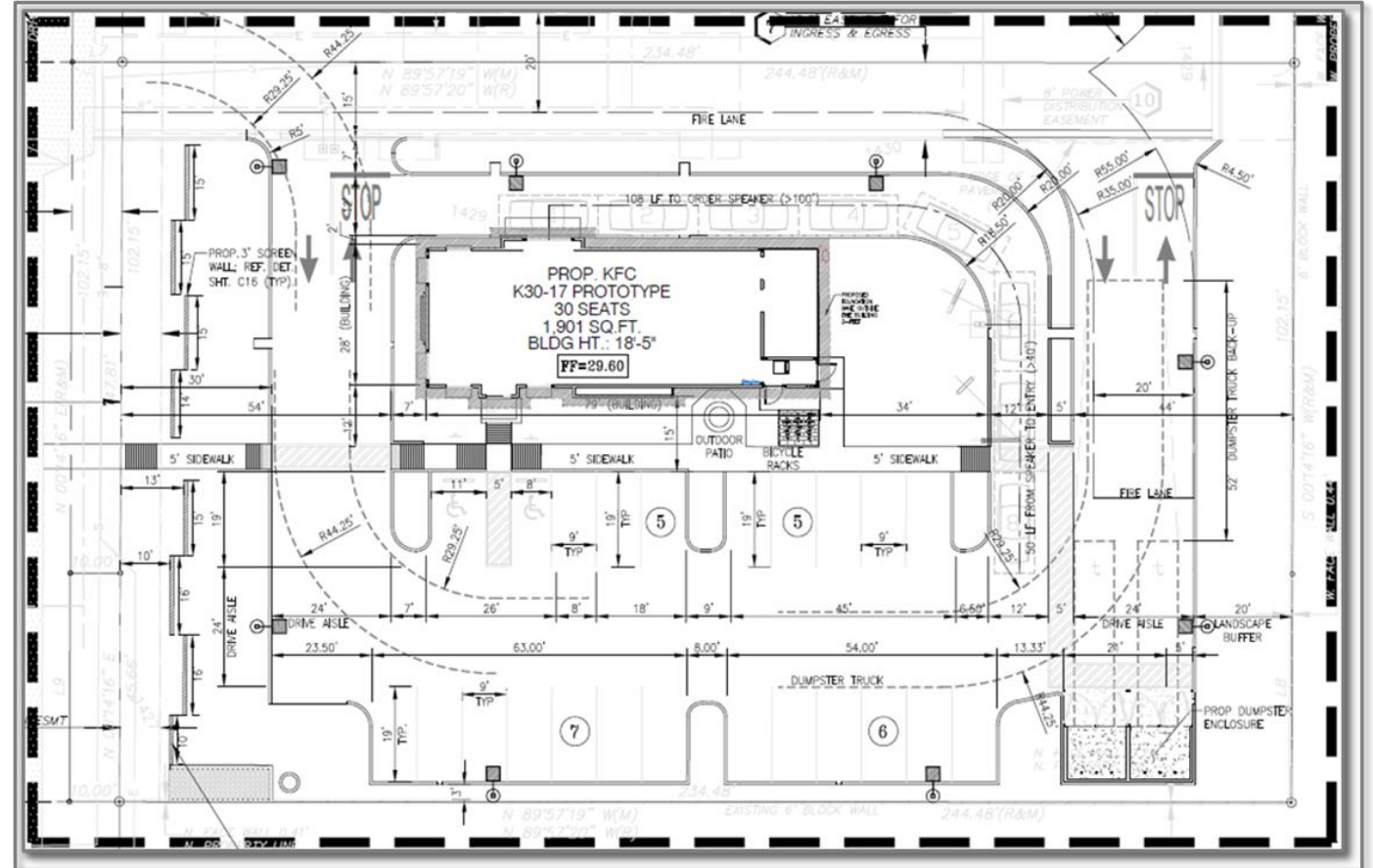
Purpose

- Allow deviations to certain development standards for a commercial development



DIP Request

Development Standard	MZO Requirement	Applicant Proposed	Staff Recommends
Landscape yard adjacent to Single Residence	20 feet	3 feet	As proposed
Number of plants in landscape yard that are visible from public parking	A minimum of 4 <u>nondeciduous</u> trees and 20 shrubs per 100 linear feet of adjacent property line (10 trees and 48 shrubs)	4 palm trees and 0 shrubs	As Proposed



Approval Criteria

Section 11-72-1 DIP Criteria



#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.



#2 The parcel is served by, or has direct access to, existing utility distribution facilities.



#3 The total developable land area is not more than 25% vacant; and greater than 50% of the total number of lots or parcels have been developed 15 or more years ago.

Approval Criteria

1,200-foot buffer current aerial
photo



2005 Aerial photo



Approval Criteria

Section 11-72-3 Required Findings



#1. The proposed development is consistent with the General Plan, any other applicable Council adopted plans and/policies, and the permitted uses as specified in this Ordinance;



#2. The incentives do not allow development that is more intense than the surrounding neighborhood; commensurate with existing development within a 1,200-foot radius of the by-passed property; and,



#3. The architectural elements, construction and landscape materials, and other site improvements of the proposed development meet the intent of the Design Standards of this Ordinance.

Summary

Findings

- Complies with the 2040 Mesa General Plan
- Meets the criteria outlined in section 11-72 for a DIP

Staff Recommendation

Approval with Conditions