

**S P R and S C I P
N A R R A T I V E
ZON21-00511 & BOA21-00512
1242 W UNIVERSITY DRIVE
APN 135-32-018J**

Submitted on behalf of:

RMAFII LOC LLC

Submitted by:

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Submitted to:

CITY OF MESA
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REVISED: JULY 5, 2021

PURPOSE OF REQUEST

Welker Development Resources, LLC ("APPLICANT"), on behalf of RMAFII LOC LLC ("OWNER"), respectfully requests an Administrative Site Plan Review ("SPR") and Substantial Conformance Improvement Permit ("SCIP") to reestablish the drive-thru for an existing development located at the 1242 W University Drive. Also known as Maricopa County Parcel 135-32-018J ("SITE").

BACKGROUND

The SITE was incorporated into the City of Mesa in conjunction with a large 235-acre annexation performed in 1956 via Ordinance No. 326. In the late 1960's, approximately 14-acres, at the northwest corner of University Drive and Alma School Road, was developed as a retail shopping center (i.e. Westwood Plaza). This retail development included the area that would be developed as the SITE. The SITE is currently zoned Limited Commercial (LC) and has a General Plan designation of Mixed Use Activity District.

In the mid to late 1980's (exact date unknown), a fast food restaurant (i.e. Burger King) was approved for the SITE. Said approval included a drive-thru. In 2012/2013 the fast food restaurant was remodeled to accommodate a lending company (TitleMax). This work included eliminating the existing drive-thru, which was replaced with additional landscaping. The existing building is currently unoccupied and SITE unused.

DESCRIPTION OF PROPOSAL

- a. **Nature of Project** - The OWNER proposes to restore the original drive-thru, in it's previous location, to facilitate the SITE being utilized again as a restaurant with a drive-thru. While the OWNER proposes the restoration of the drive-thru and related landscape improvements, the future tenant (Renegade Coffee Company) will be responsible to submit application(s) for all required Building and Sign Permits for alterations to the existing building. Although the drive-thru restoration does represent a new element to this site, we believe a SCIP is appropriate.
- b. **Conformance to Adopted 2040 General Plan** - Restoring the drive-thru is completely consistent and compatible with the Mixed Use Activity District designations as contained in Chapter 7 of Mesa's 2040 General Plan and the Uses allowed in the LC zoning district.

LOCATION & ACCESSIBILITY

The SITE is adjacent to the north side of University Drive, approximately 400' +/- west of Alma School Road. As depicted the ALTA survey and conceptual site plan submitted with this application, the OWNER proposes to restore the drive-thru to it's original location and configuration. As proposed, restoring the drive-thru will not have a detrimental impact on the surrounding onsite and offsite public circulation systems. The OWNER proposes to enhance the drive-thru exit to improve safety and limit conflict with the existing ingress/egress drive adjacent to the west SITE boundary.

UTILITIES AND PUBLIC SERVICES

Public water and sewer mainlines exists in University Drive adjacent to the SITE's frontage and service lines/meters exist that have served the SITE for years. No new water, sewer, or other utility services are anticipated. Due to the nature of this application, additional public services such as parks, schools, or other regional amenities are not needed or required.

STORMWATER DRAINAGE & RETENTION

Stormwater retention facilities for the SITE are existing and will be maintained consistent with City of Mesa adopted standards.

LANDSCAPE

As depicted on the landscape plan submitted with this application, the OWNER proposes to expand and enhance the landscape areas and plantings along the entire University Drive frontage and west side of the SITE. All tree and shrub plantings will be brought to current City of Mesa MZO standards. This includes a new masonry screen wall and landscape berm to help visually buffer the restored drive-thru and parking.

EXISTING BUILDING & ELEVATIONS

All work proposed with this application is site related only. No alterations or changes in the existing building are proposed with this application. The existing elevation is consistent with the architectural theme existing within the boundaries of this retail center. As shown on the elevation photographs provided, the original drive-thru window is existing and functional. No work is required beyond the site work illustrated with this application. The proposed tenant (Renegade Coffee Company) has already submitted and received approval (PMT20-09090) for all building-related construction. In addition, via ADM20-00422, Renegade Coffee Company has received approval for outdoor patio dining on the south side of the existing building.

SCIP ADJUSTMENT RELIEF

1. Permit drive-thru to be reestablished to its original location.
2. Permit no landscape islands at each end of a row of parking spaces and in-between (a maximum of 8 contiguous is required).
3. Permit existing trash enclosure to remain in the existing location adjacent to drive-thru lane as was originally approved in the 1980's.
4. Permit reduction in the base foundation landscaping.
5. Permit reduction of the 15' wide foundation base at public entrance as depicted on the plans submitted.
6. Permit reduction to 15' setback from property line (50' required) of parking stalls and drive isles.

7. Permit location of drive-thru exit to remain with modification as noted on site and landscaping plans with new curbing, striping and signage to direct cars to the north.

PUBLIC NOTICE

A minimum of 15-days prior to the Administrative Site Plan Review and scheduled Board of Adjustment meeting, the APPLICANT will provide notice via first class mail to all owners of property located within 500' of the exterior boundary of the SITE that is the subject of this application. Attached to this application, and for staff review, is a list of the property owners to be notified and a draft of the notification letter.

SUMMATION

Approval of this SPR and SCIP will allow the OWNER of this vacant building to attract and retain a much needed new tenant that will help bring activity to this aged retail center. Renegade Coffee Company originated in Scottsdale and is expanding its restaurant facilities throughout the state of Arizona.