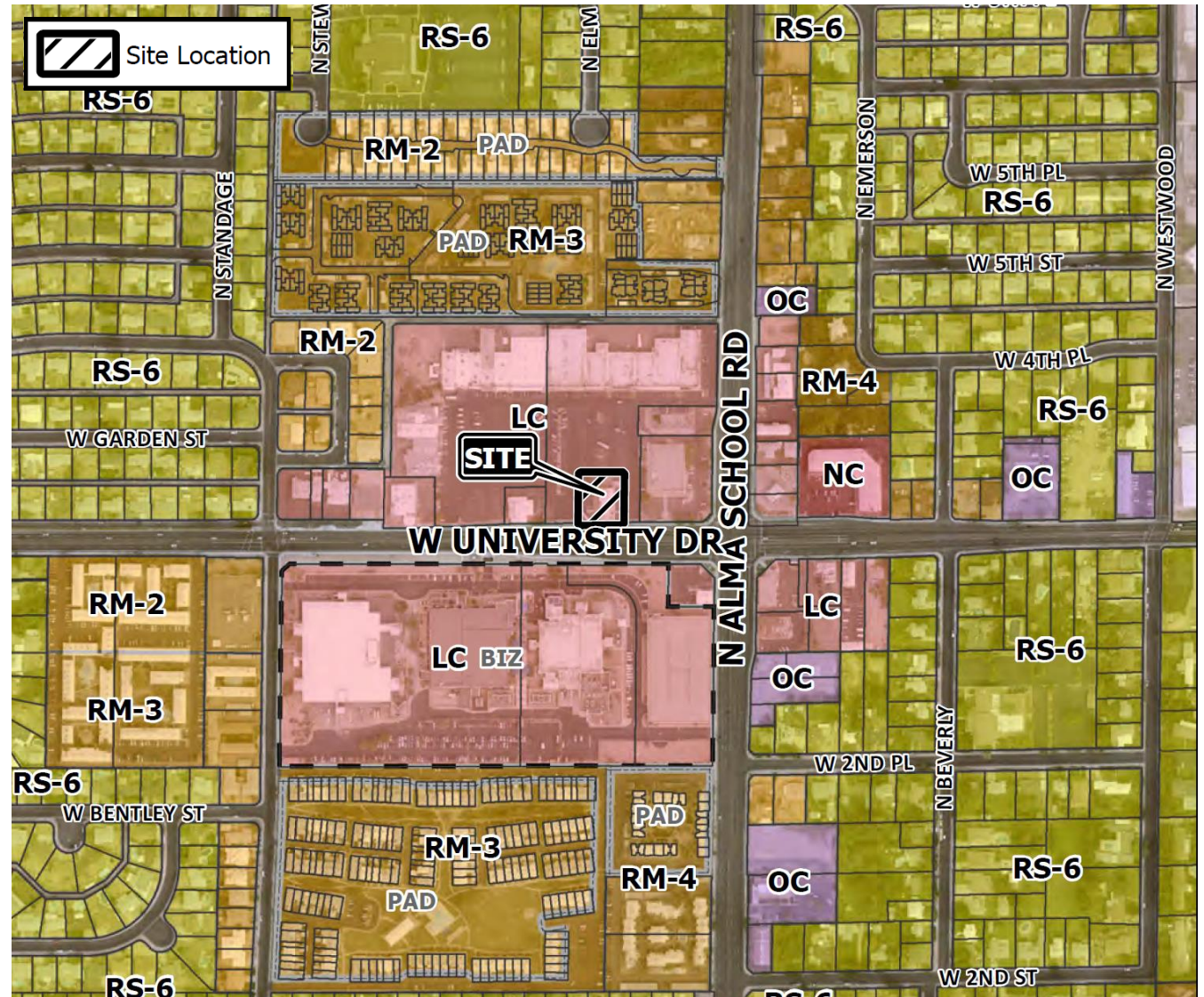




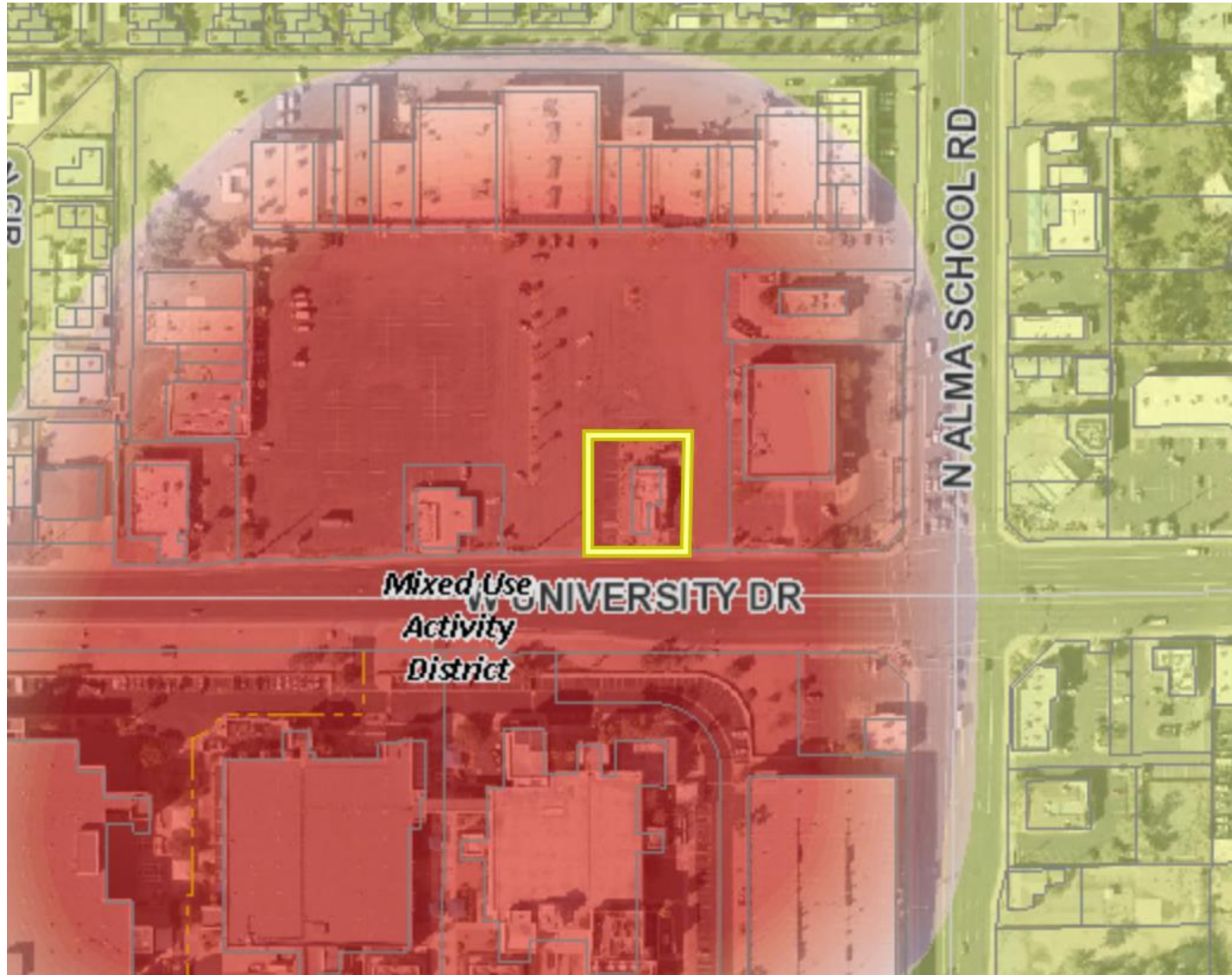
**BOA21-00512**

# Location

- 1242 West University Dr
- 300± feet west of Alma School Road
- North side of University







## General Plan

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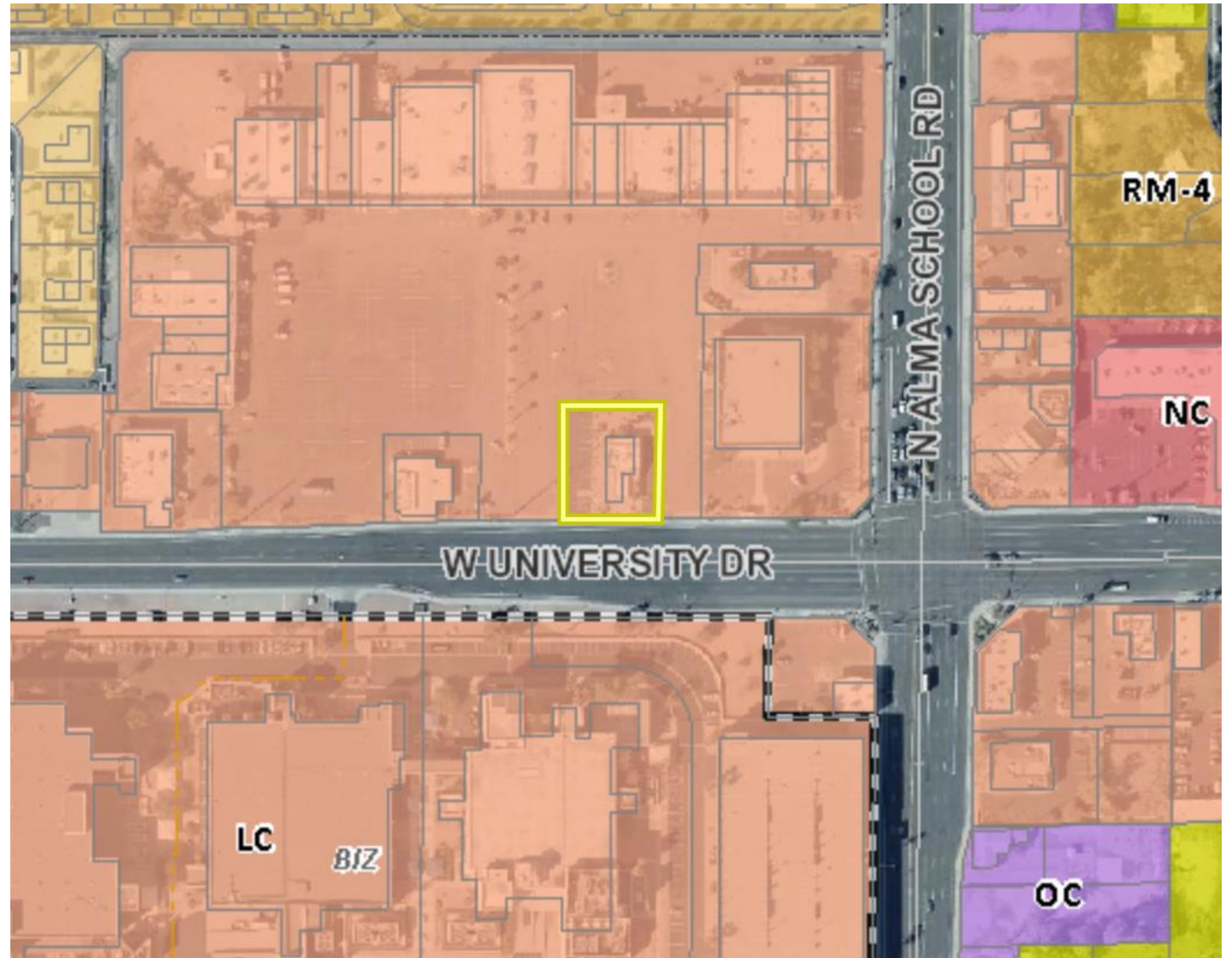
### Mixed Use Activity

- Strong and viable commercial centers
- Unique shopping and entertainment experiences

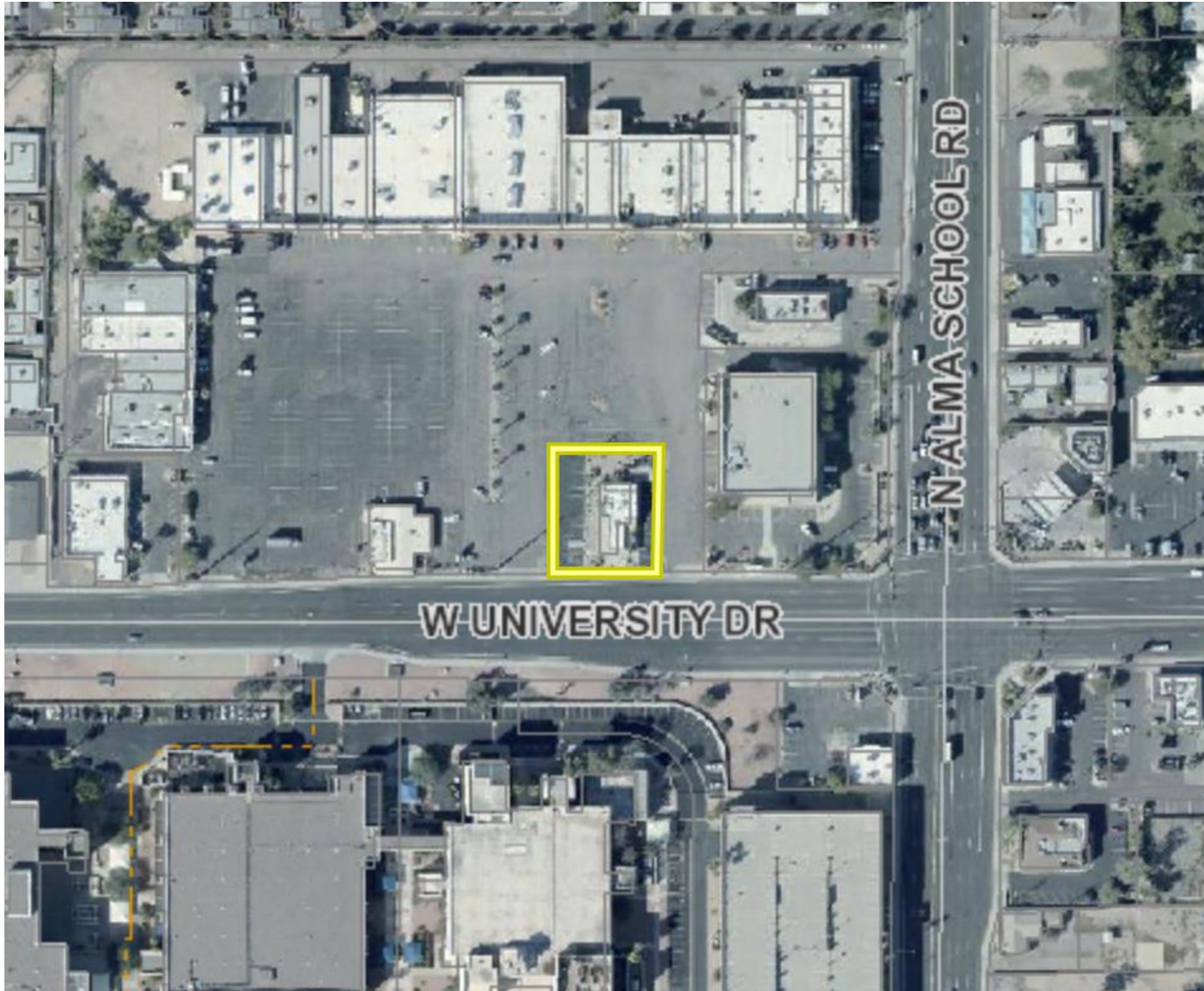
# Zoning

## Limited Commercial (LC)

- A restaurant with drive-thru facilities is a permitted use in the LC district







## Request

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- SCIP

## Purpose

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- Allow deviations to development standards for the re-establishment of a drive-thru at an existing restaurant building

# Site Photos



View from University Drive



View from west of the site



# Site Photos



Future drive thru entrance

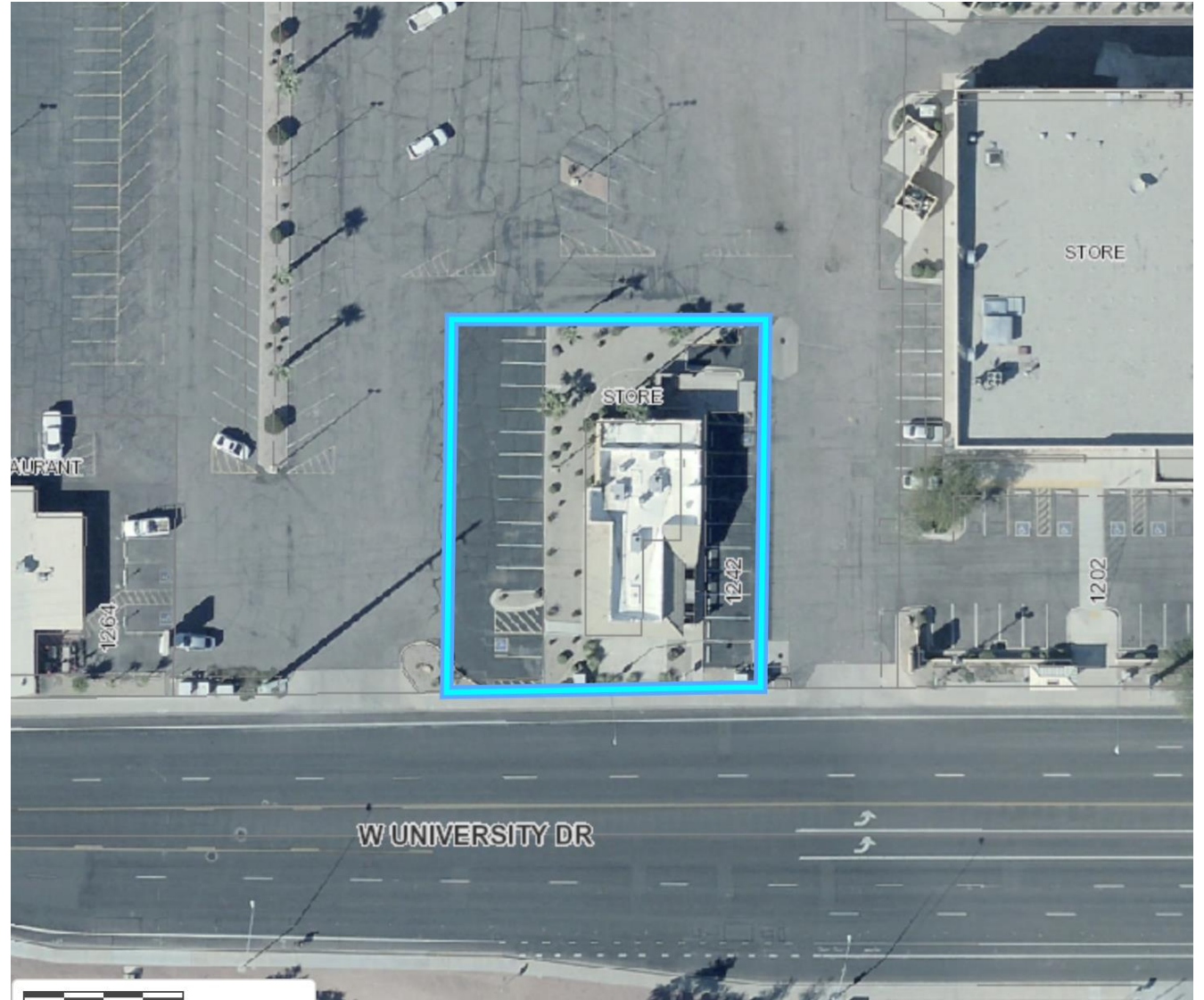


View of the future drive thru area

# Requested SCIP

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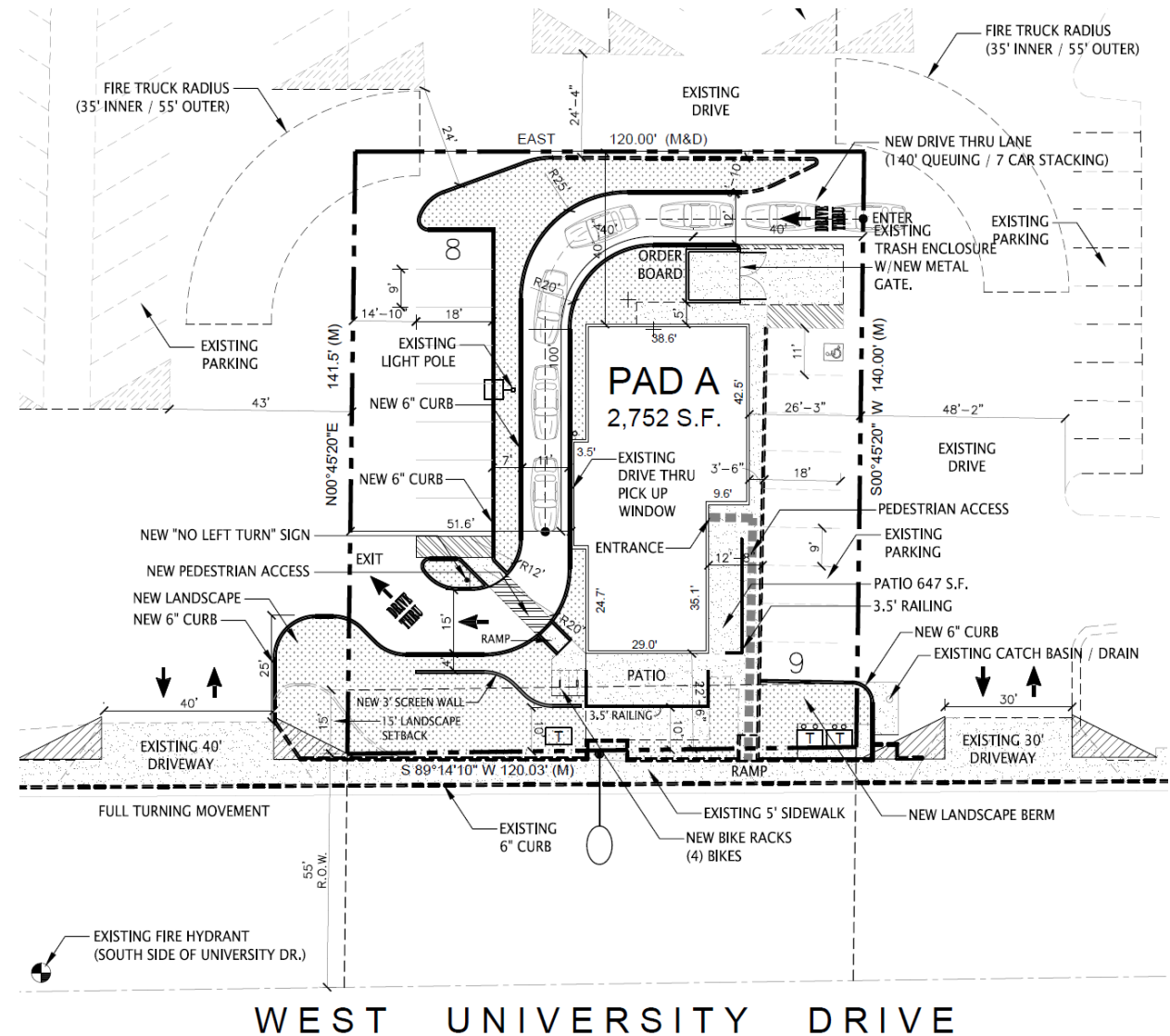
- Reduced number of parking spaces
- Reduced setback from entrance drive at front property line to first parking space
- Reduced foundation base width on east side of building





# Site Plan

- New gates for existing solid waste enclosure
- New screen wall south of drive thru
- New bike racks west of outdoor seating area



- New 7-ft-wide landscape median west of the drive thru lane
- New landscape planter with plant material at the end of the drive thru lane





# Approval Criteria

## Section 11-73-3

- |   |  |
|---|--|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards |
| ✓ | Full compliance would discourage redevelopment of the site   |
| ✓ | No new non-conforming conditions will be created with the re-establishment of the drive-thru facilities                                |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood                                       |

# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets criteria outlined in Chapter 73 of the Mesa Zoning Ordinance

## Staff Recommendation

Approval with Conditions





**BOA21-00512**