

**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-028

PROJECT:
TACO BELL

ADDRESS:
6742 EAST MAIN STREET

REQUEST:
Site Plan review. This request will allow for the development of a drive-through restaurant. (PLN2014-00175)

Z14-028

Z14-028

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Z14-028



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-028 (PLN2014-00177)
LOCATION: 6742 E. Main St.
GENERAL VICINITY: Located west of Power Road on the north side of Main St.
REQUEST: Site Plan Review in the LC zoning district
PURPOSE: This request will allow the construction of a Taco Bell restaurant with a drive-through window, and a future pad
COUNCIL DISTRICT: District 2
APPLICANT: Hitchens Associates Architects – Greg Hitchens
STAFF PLANNER: Kim Steadman, RA

SITE DATA

PARCEL NO.: 141-58-162A
EXISTING ZONING: LC
GENERAL PLAN DESIGNATION: Community Commercial (CC)
CURRENT LAND USE: Vacant restaurant with drive-through
LOT SIZE: 44,572 square feet (1± acres)

SITE CONTEXT

CASE SITE: Existing drive-through restaurant site– zoned LC
NORTH: (Across E. Avalon) existing commercial use – zoned C-2 in Maricopa County
EAST: Existing multi-tenant commercial and drive-through restaurant site– zoned LC
SOUTH: (Across E. Main Street) vacant site – zoned LC
WEST: (Across N. Sunaire) existing Taco Bell drive-through restaurant – zoned LC

STAFF RECOMMENDATION: Approval with conditions
PLANNING & ZONING BOARD DECISION: Approval with conditions. Denial
PROP-207 WAIVER: Signed Not Signed

ZONING HISTORY

December 16, 1974: Annexed into City (Ord. #907). Subsequently rezoned to City C-2
August 6, 1997: Design Review approval: drive-through restaurant. (DR97-059)
May 7, 2014: Design Review study session for the current proposal. (DR14-014)
May 13, 2014: Substantial Conformance Improvement Permit (SCIP) for the current proposal. (BA14-033)

PROJECT DESCRIPTION

This request for Site Plan Review is to redevelop the site of a vacant drive-through restaurant. The new site plan includes:

- 1) a new 2,083 square-foot Taco Bell restaurant with drive-through, and
- 2) a future 4,000 square-foot building at the north end of the site, intended for a retail/light-automotive use.

The existing 3,000 square-foot building is vacant and will be demolished. A SCIP has been granted for the following modifications to code:

Standard	Current Code*	Proposed	SCIP Action:
South Parking Setback (E. Main St.)	15'	12'***	Approval
West Drive-Thru Setback (N. Sunaire)	20'	10'	Approval
East Parking Setback (interior lot line)	15'	13'-6"	Approval
East Foundation Base (entry)	15'	13'-6"	Approval
West Foundation Base (drive-thru)	2' at drive-thru	0'	Approval
Entry FB on Future Building	15'	6'-6" & 6'-10"	Meet Code Requirement
Shape of Retention Basins	Naturalistic	Rectilinear	Approval

*Setbacks are measured from the *future* Right-of-Way line, which is not always the current property line.

**Setback from current property line is 15'. As measured from future Right-of Way line it is 12'.

On May 13, 2014 the Board of Adjustment granted the above-noted modifications through a SCIP. (BA14-033) The proposed building elevations were reviewed by the Design Review Board at a Work Session on May 7, 2014. (DR14-014) The applicant has since provided a revised building design that meets the intent of the Board's comments.

CITIZEN PARTICIPATION

The applicant has notified all surrounding property owners within 500-feet of the subject site and registered neighborhoods within 1,000-feet. The applicant submitted a Citizen Participation Report and indicated that they had request for clarification from PMG Services, a clearinghouse for Home Owners Associations. Staff has not been contacted regarding this proposal.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan Land Use Map designates this site to be Community Commercial. The subject request meets the intent of the General Plan and will be consistent with the existing commercial uses in this center.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed land use:

- Goal LU-4:** *Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.*
Objective LU-4.2 *Encourage the development of commercial type uses that support a fiscally sound community.*

STAFF ANALYSIS:

The proposed site plan redevelops a long, narrow drive-through restaurant site. The new layout improves on the existing drive-through location, provides a simple, clear circulation pattern and improved landscaping. Deviations from development standards have been granted through a SCIP.

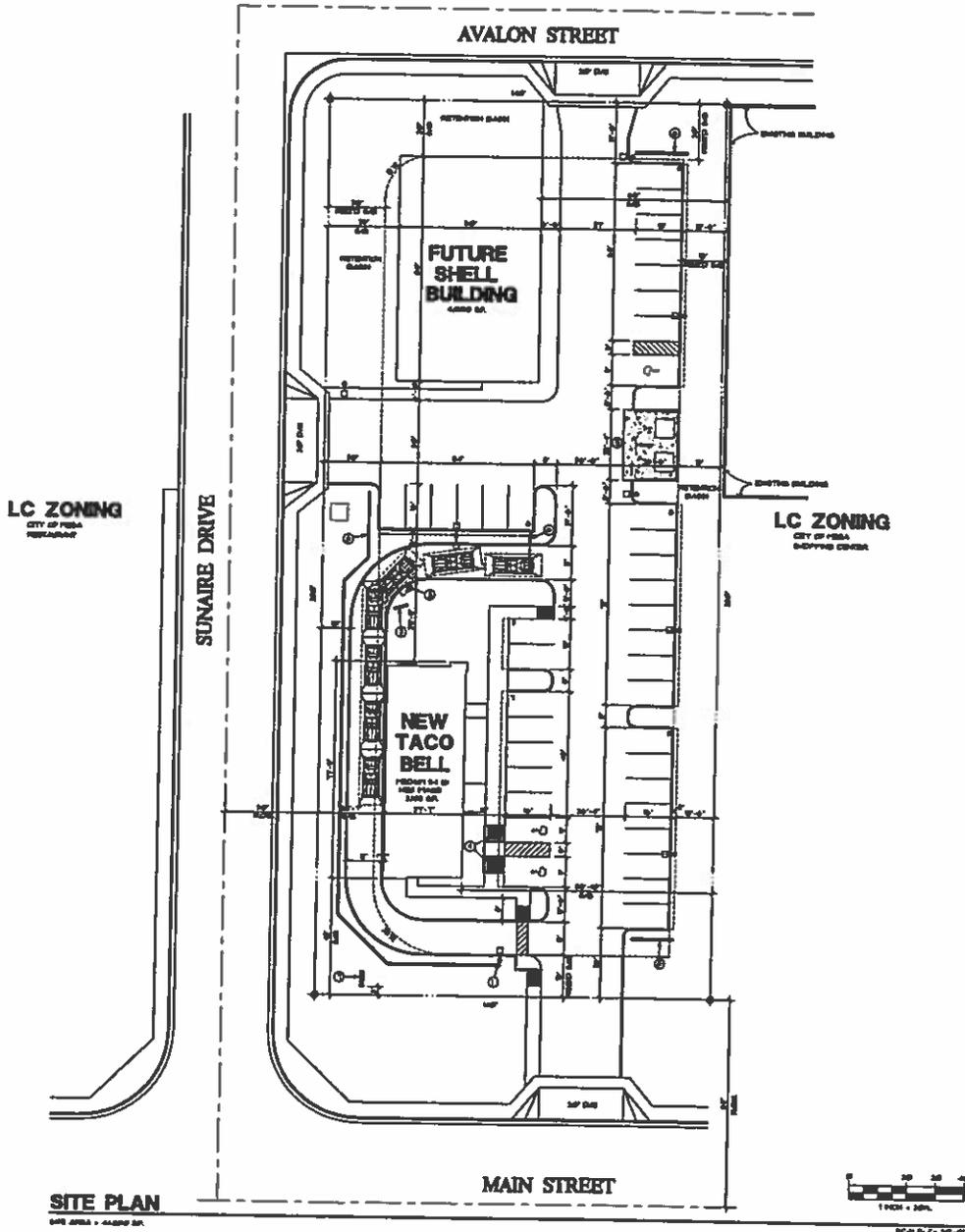
CONCLUSIONS:

Staff is in support of this proposal and recommends approval of this case subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted.
2. Compliance with Foundation Base requirements for the future pad building at the north end of the site.
3. Compliance with all conditions of the Substantial Conformance Improvement Permit: BA14-033
4. Compliance with all conditions of Design Review approval: DR14-014.
5. Compliance with all City development codes and regulations.

LC ZONING
 MARICOPA COUNTY



SITE PLAN
 SITE AREA - 4,400 SQ. FT.



PROJECT DATA	
PROJECT ADDRESS:	4742 E. MAIN STREET PEHA, ARIZONA
OWNER:	B. L. & P. HOLDINGS, INC. 2800 BROADWAY HILL ROAD CHANDLER, ARIZONA 85226
SITE AREA:	4,400 SQ. FT. 1.01 ACRES
ZONING:	LC
BUILDING AREA:	TACO BELL 1,800 SQ. FT. REAR BUILDING 4,800 SQ. FT.
BUILDING HEIGHT:	37'
NUMBER OF STORES:	1
REQUIRED PARKING:	RESTROOMS: 2000 / 100 = 2 SPACES CELL BLDG: 2000 / 75 = 27 SPACES
PROPOSED PARKING:	27 SPACES
PROJECT DESCRIPTION:	DEMOLISH EXISTING BUILDING AND REPLACE WITH PROPOSED NEW TACO BELL WITH RESTROOMS WITH A DRIVE THROUGH AND REAR REAR BUILDING

LEGAL DESCRIPTION	
ALL OF LOTS 6, 8 & 10 AND THE WEST 3000 FEET OF LOTS 1 AND 2, ALL IN BLOCK 6, OF STREET BILLS APPLICABLE, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BK 20 OF PAGE 140 & 1.	

KEY NOTES	
①	PARKING LOT LIGHTS
②	PERM BOARD
③	GRASS CONVERSION BOARD AND CURB
④	ACCESSIBILITY CURB
⑤	FRAMING ENCLOSURE
⑥	DEMOLITION ZONING THIS PROJECT
⑦	PERMANENT SIGN
⑧	10'-0" SIGN SCREEN WALL

VICINITY MAP	
<p>The vicinity map shows a grid of streets. The project location is marked with a dot at the intersection of Main Street and Broadway Road. Other streets shown include Sunaire Drive, Pinal Street, and Broadway Road.</p>	

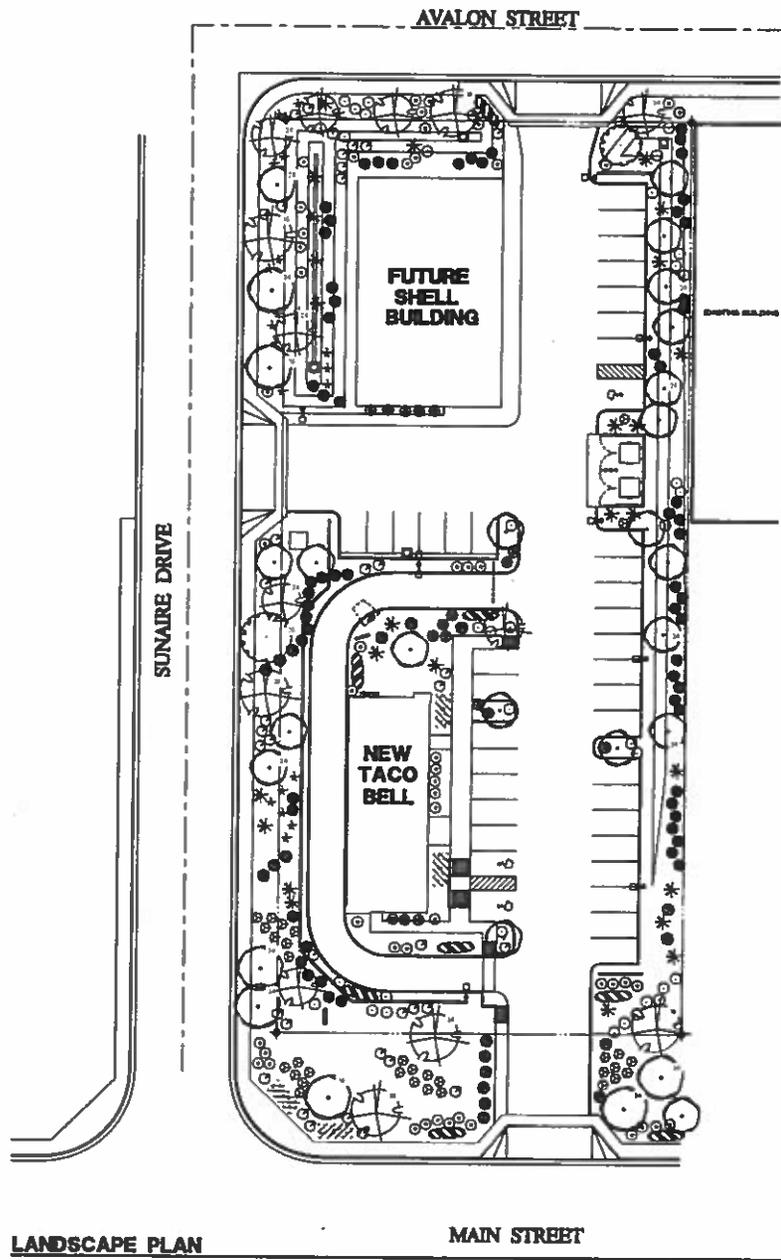
REVISIONS

HITCHCOCK'S ASSOCIATES ARCHITECTS
 277 NORTH INDEPENDENT
 MESA, ARIZONA 85201
 TEL: 480-944-1100
 FAX: 480-944-1101

TACO BELL - MEDIUM 54 NEW IMAGE
 4742 E. MAIN STREET
 PEHA, ARIZONA

SITE PLAN

A-0R



LANDSCAPE PLAN

MAIN STREET



PLANT LEGEND

SYMBOL	COMMON NAME	SPECIAL NAME	SIZE	QUANTITY
	MAPLE	PRINCE OF WALES	24' DBH 10' CAL.	1
	MAPLE	PRINCE OF WALES	24' DBH 10' CAL.	1
	MAPLE	PRINCE OF WALES	24' DBH 10' CAL.	1
	MAPLE	PRINCE OF WALES	24' DBH 10' CAL.	1
	MAPLE	PRINCE OF WALES	24' DBH 10' CAL.	1
(ALL TREES SHALL BE DOUBLE STATED, TYP.)				
	BALL	RELIAN	5 GAL.	50
	CLUMP	HEATH CLUSTER	5 GAL.	50
	BALL	CALLUNA	5 GAL.	50
	BUSH	LEUCOPHYLL	5 GAL.	50
	BUSH	LEUCOPHYLL	5 GAL.	50
	BUSH	LEUCOPHYLL	5 GAL.	50
	BUSH	LEUCOPHYLL	5 GAL.	50
SPREAD COVER				
	TRIALS	LEUCOPHYLL	5 GAL.	50
	TRIALS	LEUCOPHYLL	5 GAL.	50
ACCENTS				
	RED TUCKA	HEPATICAE	5 GAL.	50
	DEER	HEPATICAE	5 GAL.	50
	YELLOW	HEPATICAE	5 GAL.	50
*ALL PLANTING SHALL BE 10% OF TOTAL PLANTING QUANTITY. ALL PLANTING SHALL BE 10% OF TOTAL PLANTING QUANTITY.				
REQUIRED PRELIM LANDSCAPE (PLAN STREETFRONT SIDE)	100000 + 0 TREES 0 2 2 + 30 SHRUBS			
PROVIDED PRELIM LANDSCAPE (PLAN STREETFRONT SIDE)	0 TREES 00 SHRUBS			
REQUIRED EAST SIDE LANDSCAPE	100000 + 0 + 10 TREES 100000 + 00 + 04 SHRUBS			
PROVIDED EAST SIDE LANDSCAPE	0 TREES 01 SHRUBS			
REQUIRED PRELIM LANDSCAPE (REAR STREETFRONT SIDE)	10000 + 0 TREES 0 2 2 + 30 SHRUBS			
PROVIDED PRELIM LANDSCAPE (REAR STREETFRONT SIDE)	0 TREES 00 SHRUBS			
REQUIRED PRELIM LANDSCAPE (AVENUE STREETFRONT SIDE)	10000 + 0 TREES 0 2 2 + 30 SHRUBS			
PROVIDED PRELIM LANDSCAPE (AVENUE STREETFRONT SIDE)	0 TREES 00 SHRUBS			
TOTAL NO. OF TREES REQUIRED	20			
24" DBH PROVIDED	0			
24" DBH REQUIRED	20			
24" DBH PROVIDED	0			
24" DBH REQUIRED	20			
24" DBH PROVIDED	0			
24" DBH REQUIRED	20			

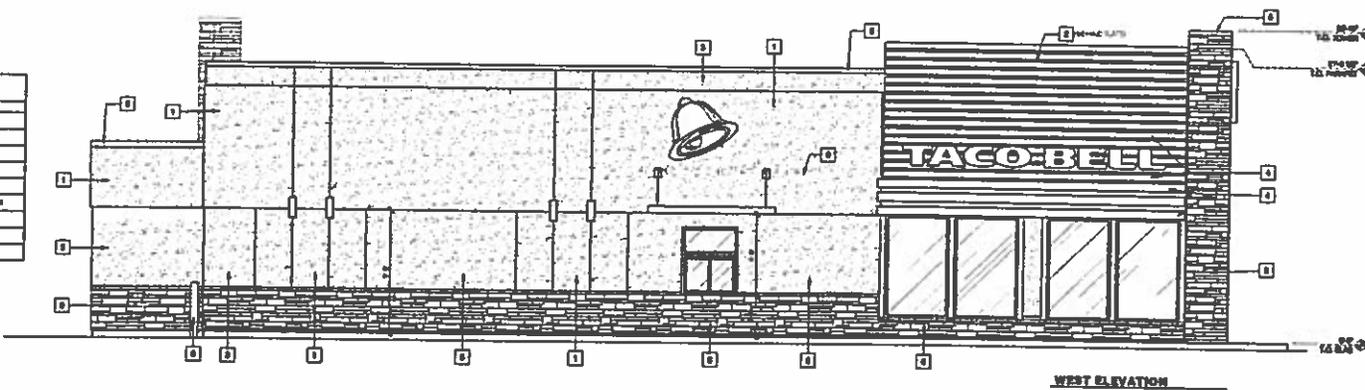
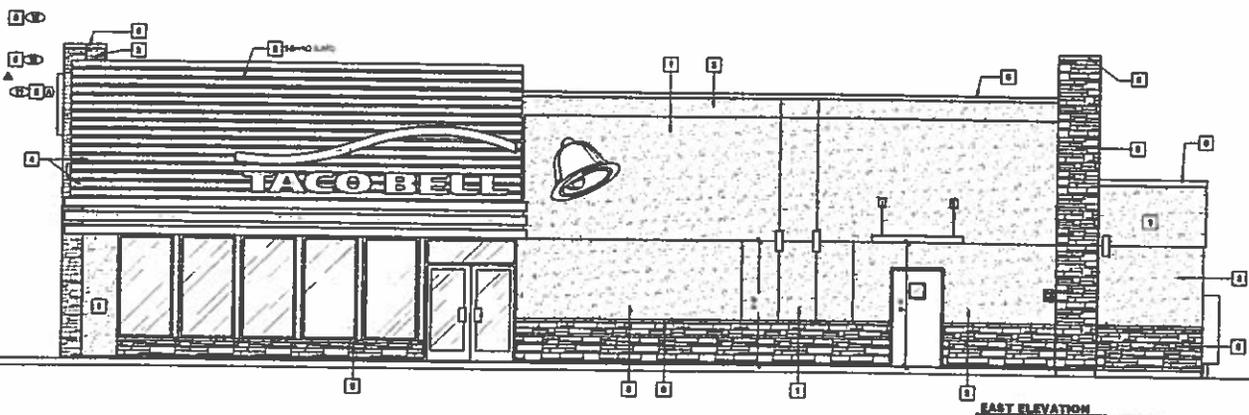
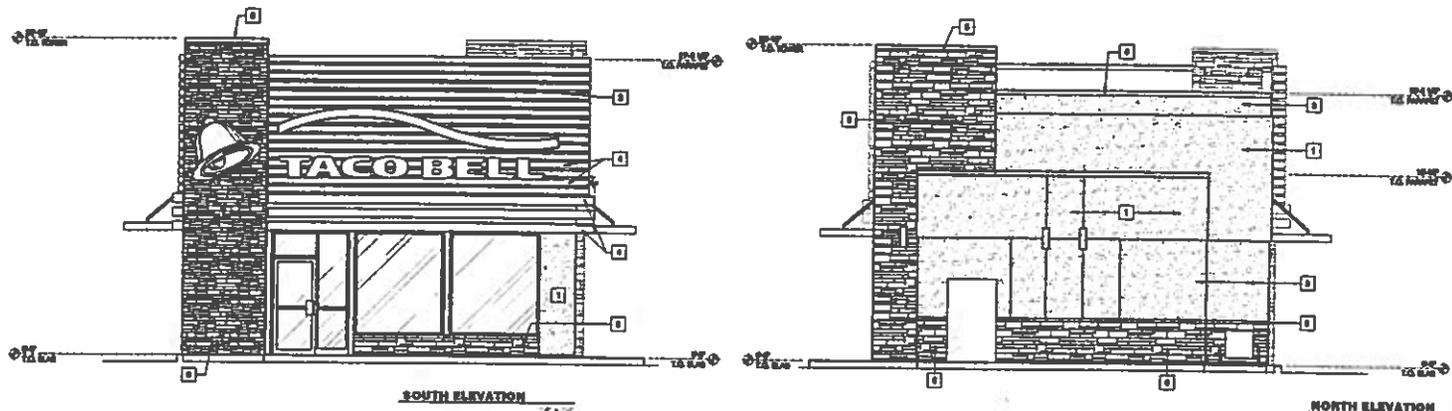
TACO BELL - MEDIUM 54 NEW IMAGE
6743 E. MAIN STREET
MESA, ARIZONA

LANDSCAPE PLAN

L-1R

TITCHENS ASSOCIATES ARCHITECTS
200 NORTH CENTRAL AVENUE
MESA, ARIZONA 85201

100% COMPLETE
DATE: 11/11/11
SCALE: 1/8" = 1'-0"



COLORS & MATERIAL EXHIBIT

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	TOP BRICK CHIMNEY	10	BRICK WALLING	20	BRICK WALLING
2	WEST BRICK CHIMNEY	11	BRICK WALLING	21	BRICK WALLING
3	ACRYLIC PANEL	12	BRICK WALLING	22	BRICK WALLING
4	GLASS PANEL	13	BRICK WALLING	23	BRICK WALLING
5	WOOD PANEL	14	BRICK WALLING	24	BRICK WALLING
6	WOOD PANEL	15	BRICK WALLING	25	BRICK WALLING
7	WOOD PANEL	16	BRICK WALLING	26	BRICK WALLING
8	WOOD PANEL	17	BRICK WALLING	27	BRICK WALLING
9	WOOD PANEL	18	BRICK WALLING	28	BRICK WALLING
10	WOOD PANEL	19	BRICK WALLING	29	BRICK WALLING
11	WOOD PANEL	30	BRICK WALLING	31	BRICK WALLING
12	WOOD PANEL	32	BRICK WALLING	33	BRICK WALLING
13	WOOD PANEL	34	BRICK WALLING	35	BRICK WALLING
14	WOOD PANEL	36	BRICK WALLING	37	BRICK WALLING
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16	WOOD PANEL	39	BRICK WALLING	40	BRICK WALLING
17	WOOD PANEL	40	BRICK WALLING	41	BRICK WALLING
18	WOOD PANEL	41	BRICK WALLING	42	BRICK WALLING
19	WOOD PANEL	42	BRICK WALLING	43	BRICK WALLING
20	WOOD PANEL	43	BRICK WALLING	44	BRICK WALLING
21	WOOD PANEL	44	BRICK WALLING	45	BRICK WALLING
22	WOOD PANEL	45	BRICK WALLING	46	BRICK WALLING
23	WOOD PANEL	46	BRICK WALLING	47	BRICK WALLING
24	WOOD PANEL	47	BRICK WALLING	48	BRICK WALLING
25	WOOD PANEL	48	BRICK WALLING	49	BRICK WALLING
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41	WOOD PANEL	64	BRICK WALLING	65	BRICK WALLING
42	WOOD PANEL	65	BRICK WALLING	66	BRICK WALLING
43	WOOD PANEL	66	BRICK WALLING	67	BRICK WALLING
44	WOOD PANEL	67	BRICK WALLING	68	BRICK WALLING
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63	WOOD PANEL	86	BRICK WALLING	87	BRICK WALLING
64	WOOD PANEL	87	BRICK WALLING	88	BRICK WALLING
65	WOOD PANEL	88	BRICK WALLING	89	BRICK WALLING
66	WOOD PANEL	89	BRICK WALLING	90	BRICK WALLING
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68	WOOD PANEL	91	BRICK WALLING	92	BRICK WALLING
69	WOOD PANEL	92	BRICK WALLING	93	BRICK WALLING
70	WOOD PANEL	93	BRICK WALLING	94	BRICK WALLING
71	WOOD PANEL	94	BRICK WALLING	95	BRICK WALLING
72	WOOD PANEL	95	BRICK WALLING	96	BRICK WALLING
73	WOOD PANEL	96	BRICK WALLING	97	BRICK WALLING
74	WOOD PANEL	97	BRICK WALLING	98	BRICK WALLING
75	WOOD PANEL	98	BRICK WALLING	99	BRICK WALLING
76	WOOD PANEL	99	BRICK WALLING	100	BRICK WALLING

HITCHENS ASSOCIATES ARCHITECTS
 200 NORTH WASHINGTON
 DENVER, COLORADO 80202
 TELEPHONE 333-1234

1984 GREGORY L. HITCHENS ARCHITECTS

RECORD DATE:
 01/15/84
 02/15/84
 03/15/84

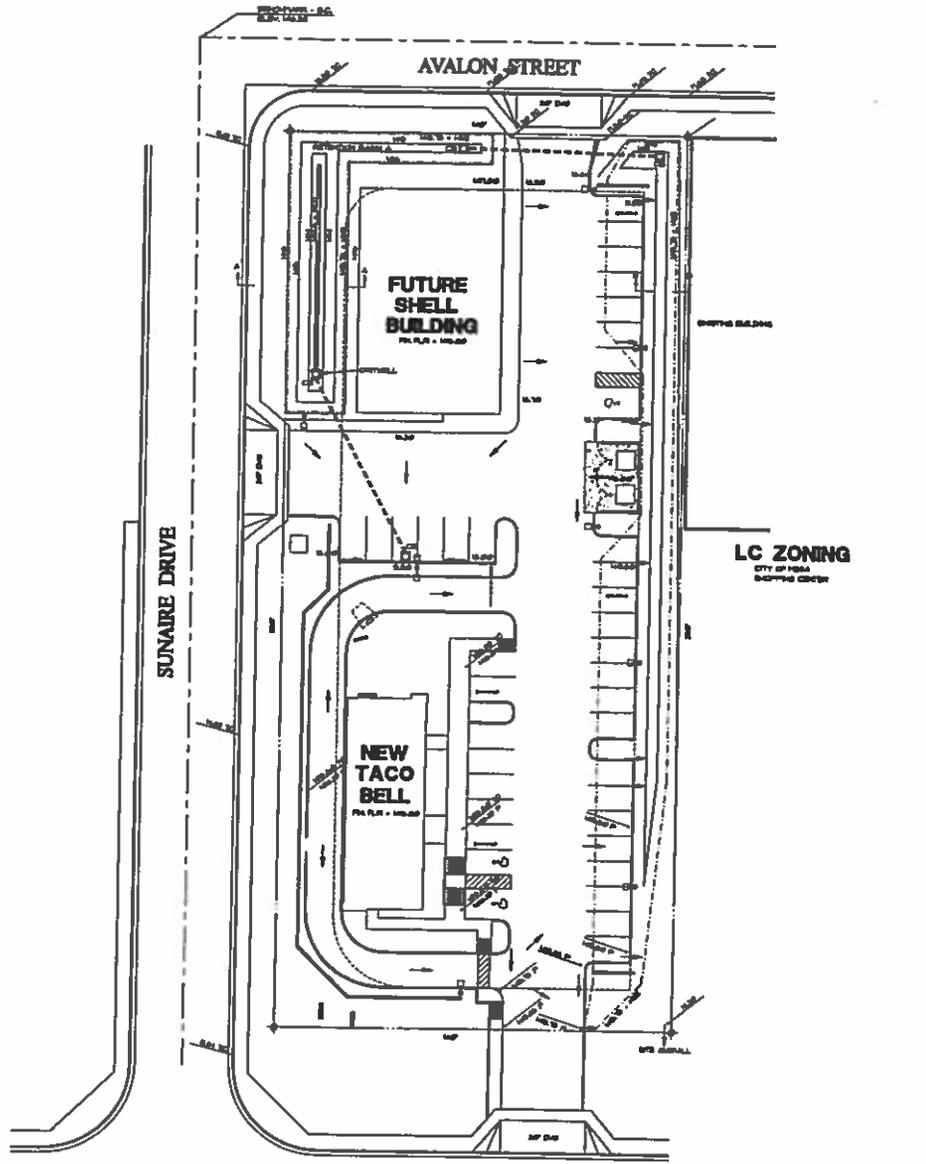
REVISIONS:

CLIENT: Taco Bell Inc.
 200 E. Main Street
 Denver, Colorado 80202

TACO BELL RESTAURANT
 200 E. MAIN STREET
 DENVER, COLORADO

Medium 54 New Image!

ELEVATIONS
A4.0



PRELIMINARY GRADING PLAN
 01/15/2014 - 11:00 AM

MAIN STREET



PROJECT DATA

PROJECT ADDRESS: 8743 E. MAIN STREET, MESA, ARIZONA
 OWNER: S & F INVESTMENTS INC., 2540 PROCTOR HILL ROAD, TOMBHA, ARIZONA 85205
 SITE AREA: 44,897 SQ. FT. (1.02 ACRES)
 ZONING: LC
 PROJECT DESCRIPTION: DEMOLISH EXISTING BUILDING AND REPLACE WITH PROPOSED NEW TACO BELL WITH 40' DEPARTMENT WITH A DRIVE DRIVEWAY AND 1000 SQUARE BUILDING

LEGAL DESCRIPTION

ALL OF LOTS 2, 10, 1, AND 2 AND THE EAST 1000 FEET OF LOTS 1 AND 2, ALL IN BLOCK 10, OF DESERT HILLS APARTMENTS, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDER'S BOOK 20 OF PAGE 170 & 171.

SECTIONS

SECTION A-A and SECTION B-B diagrams showing cross-sections of the site with elevations and dimensions.

RETENTION CALCULATIONS

RETENTION BANK	AREA (SQ. FT.)	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU YD)	HAUL (CY)	SPILL (CY)
BANK A	15	200	2.5	300	-	-
BANK B	100	400	1.0	200	-	-
TOTAL RETENTION PROVIDED	-	-	-	500	-	-

RETENTION REQUIRED:
 V - FILL (CY)
 A - FILLING (CY)
 B - FILL (CY)
 C - FILL (CY)
 D - FILL (CY)

NEED RETENTION TOTAL: 1000 CY

VICINITY MAP

A vicinity map showing the project location relative to Sunaire Drive, Main Street, and other roads in the area.

REVISIONS

NO.	DATE	DESCRIPTION

HITCHCOCK ASSOCIATES ARCHITECTS
 100 NORTH AVENUE, MESA, ARIZONA 85201
 TEL: 480-944-1000
 FAX: 480-944-1001

TACO BELL - MEDIUM 54 NEW IMAGE
 8743 E. MAIN STREET
 MESA, ARIZONA

PRELIMINARY GRADING PLAN

David J. Smith
 Professional Engineer
 License No. 1114
 State of Arizona

GD

**HITCHENS ASSOCIATES
ARCHITECTS**

2857 North Norfolk
Mesa, Arizona 85215
(480) 844-8313

April 1, 2014

City of Mesa
55 N. Center Street
Mesa, Arizona 85211

Re: New Taco Bell
6742 E. Main Street
Project Narrative

This proposed project is a new 2,083 square foot Taco Bell restaurant. The site is located at the northeast corner of Main Street and Sunaire Drive. Sunaire Drive is one block west of Power Road. The owner wishes to construct the new restaurant with a drive thru and site modifications. Additionally, given the size of the property, the owner has indicated a potential second retail/light automotive service user for the rear portion of the project.

The site currently has an existing vacant restaurant that has been there for a quite some time. The owner wishes to demolish the existing restaurant and replace it with a new one including more landscaping and a drive thru. The owner believes that the introduction of the new facility will vastly improve the site.

To the east of this site is an existing shopping center. To the north is an existing office building and commercial users. West of the property across Sunaire Drive is the owner's current Taco Bell restaurant which will be closed. To the south across Main Street are more commercial users. The main entry to the Taco Bell will face inward towards the onsite parking area similar to how the current restaurant is situated. The Taco Bell drive thru configuration will be very similar to the current traffic flow through the site with greater queuing and better exiting back into the onsite parking lot as opposed to exiting directly onto Main Street. The trash enclosure will be relocated such that the refuse pickup will be a direct frontal approach as opposed to the 90 degree angle it is at now thus making it easier to service.

Taco Bell corporation has recently introduced a New Image concept to their buildings. The design includes a metal slat wall and valance above the dining room windows with a stone accent tower on the primary elevation. New graphics have been incorporated into the Taco Bell name and are positioned over the slat walls. The traditional Taco Bell

Project narrative - Taco Bell
6742 E. Main Street
Page two

'bell' logo is still in place and is located on multiple building facades. This new design will be incorporated in the project. A color sampling from another similar Taco Bell project is included with this narrative to better demonstrate the new Taco Bell design.

The new Taco Bell will require 21 spaces and the rear user 11 for a total on site of 32 spaces. The site is designed to accommodate 41 total spaces with 2 accessible for the Taco Bell and one accessible for the rear building. Access to the site will still be from Power Road although only one drive will now serve the site off of Power Road with the elimination of the drive thru exit driveway. The driveway to Sunaire Drive will still be in its approximate same location and a new driveway will serve the site from Avalon Street at the rear. All of the users on Avalon Street are commercial and this access will help those potential customers access the site.

Sincerely,



Gregory L. Hitchens

HITCHENS ASSOCIATES
ARCHITECTS
2857 North Norfolk
Mesa, Arizona 85215
(480) 844-8313

June 4, 2014

Planning Division
City of Mesa
55 N. Center St.
Mesa, Arizona

Re: Taco Bell
6742 E. Main Street
Citizen Participation Plan- Update

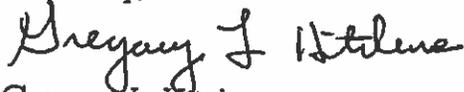
All residents with 500 feet of the subject property were notified of the proposed project by mail.

All Registered Neighborhoods within 1000 feet of the subject were notified of the proposed project by mail.

The following activity on this case has occurred:

- 1) Received phone call from PMG Services who is a clearinghouse for numerous Home Owners Associations requesting clarification on who to send the notification to.

Sincerely,



Gregory L. Hitchens

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