

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/12/2014
Agenda Item: 4

ACTION: Request for a Use Permit for a drive through facility and Development Plan Review consisting of a new restaurant building for Carl's Jr. located at 1350 West Broadway Road. The applicant is Sunstate Builders.

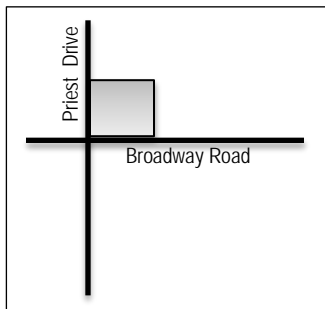
FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: **Continuance to the August 25, 2014**

BACKGROUND INFORMATION: CARL'S RESTAURANT (PL140010) is proposing a new restaurant building with drive-thru on a site previously occupied by a gas station at the NEC of Broadway Road and Priest Drive. The existing building and site to be demolished and replaced with the new use.

The request includes the following:

- ZUP14090 Use Permit to allow drive through facility
- DPR14147 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	CAJR LLC
Applicant	Dave Zipser, Sun State Builders
Current Zoning District	CSS, Commercial Shopping and Services Distract
Gross/Net site area –	1.12 acres (48,787 s.f.)
Total Building area –	2,956
Bld'g./Lot Cover –	7.8 % (50 % maximum allowed)
Building Height –	33.0 ft (35.0 ft maximum allowed)
Building Setbacks –	78.0 ft front-west (0.0 ft min. allowed), 25 ft side-north (10.0 ft min. allowed), 39 ft rear-east (10.0 ft min. allowed), 132.0 ft street side-south (0.0 ft min. allowed)
Ldscp./Lot Cover –	30 % (15 % minimum allowed)
Vehicle Parking –	42 spaces, including two disabled accessible spaces (39 minimum required)
Bicycle Parking –	3 spaces (3 required)

ATTACHMENTS:

STAFF CONTACT: Sherri Lesser, Senior Planner (480-350-8486)
 Department Review: Ryan Levesque, Community Development Deputy Director -Planning
 Legal review by: N/A
 Prepared by: Sherri Lesser, Senior Planner