



Taco Bell Restaurant Conditional Use Permit CUP21-13

Planning Commission Meeting – June 23rd, 2022

Joseline Castaneda
Planning Project Manager

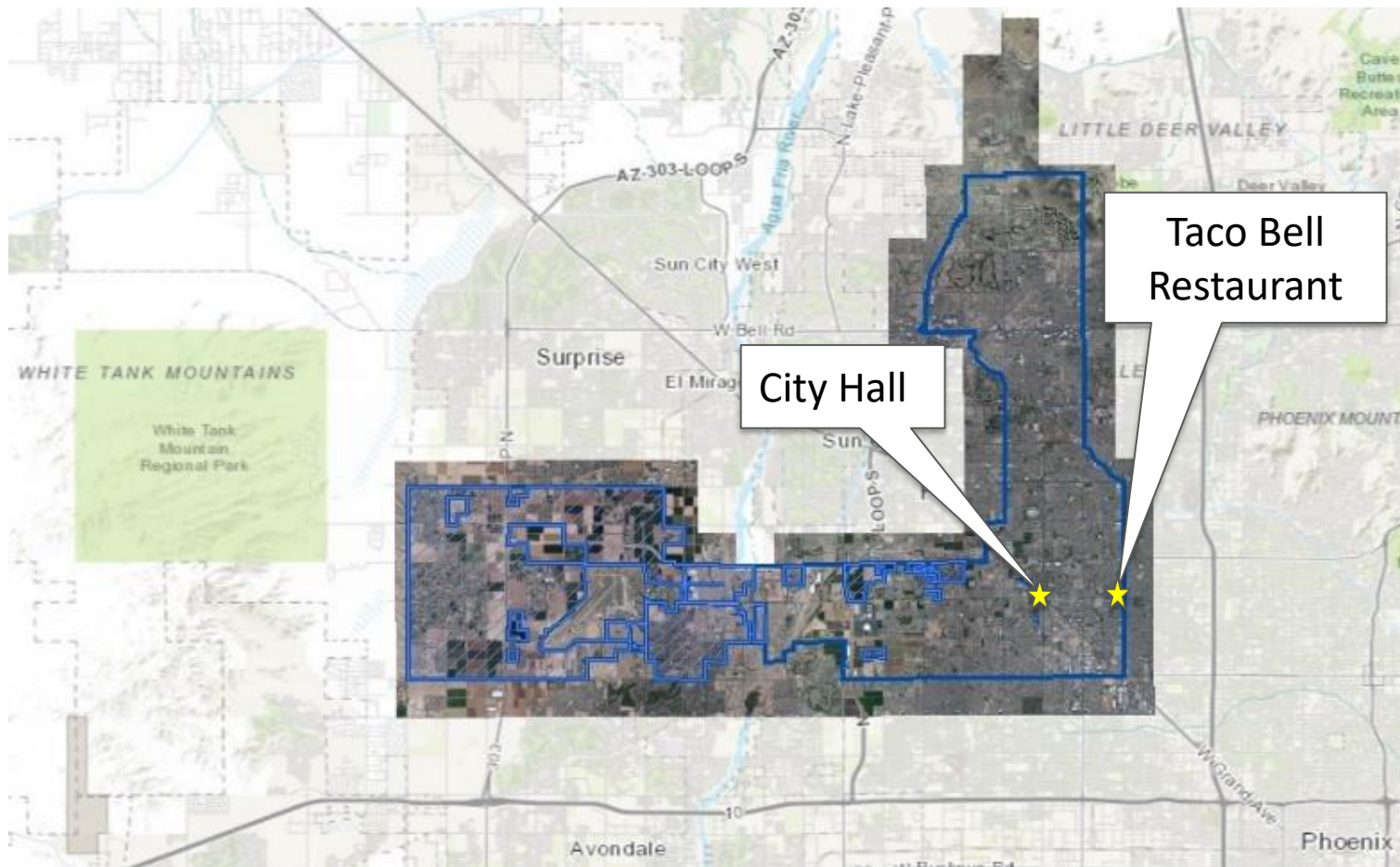




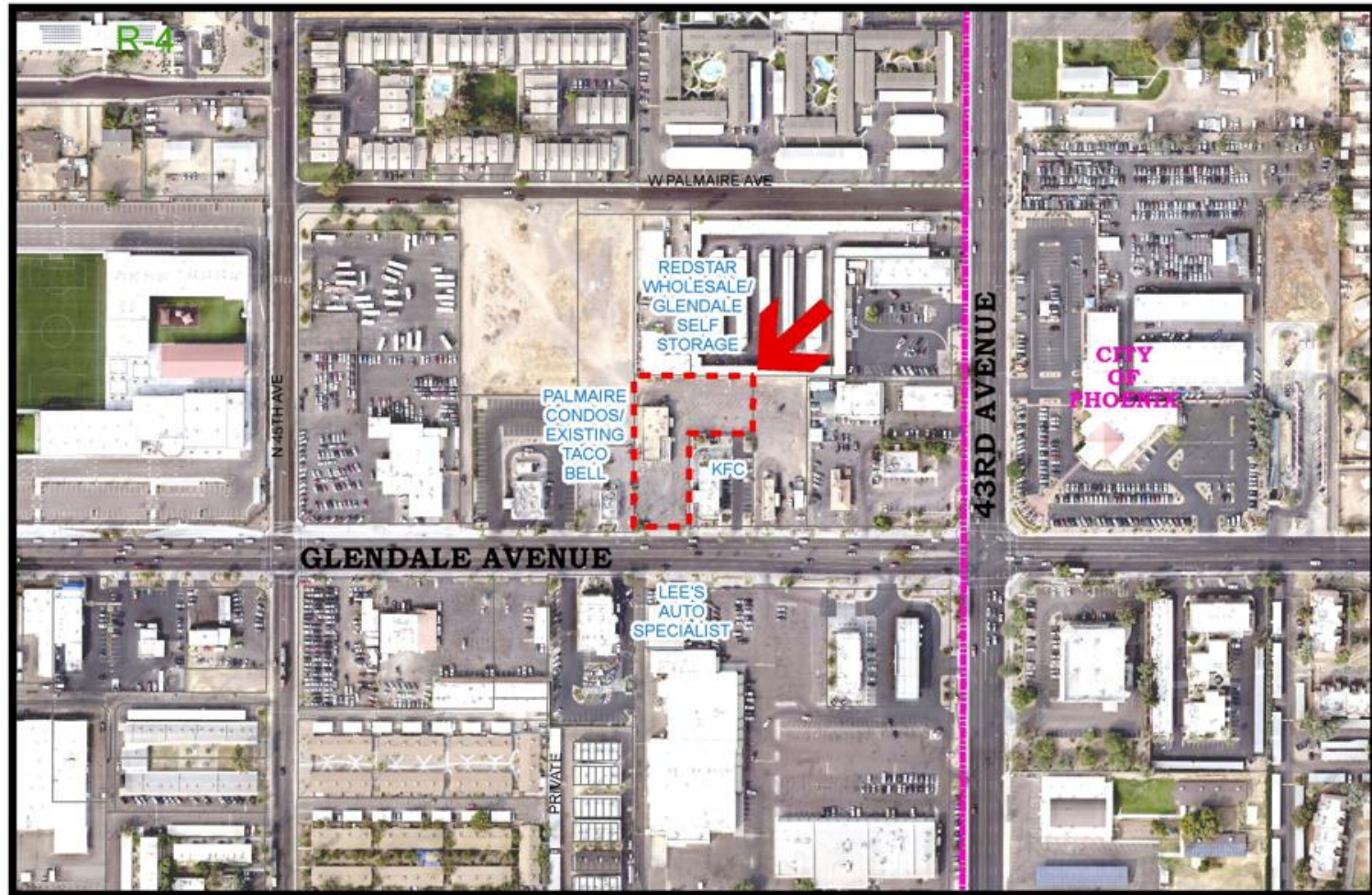
Request

Approval of a Conditional Use Permit (CUP) for a drive-thru restaurant in the C-3 (Heavy Commercial) zoning district.

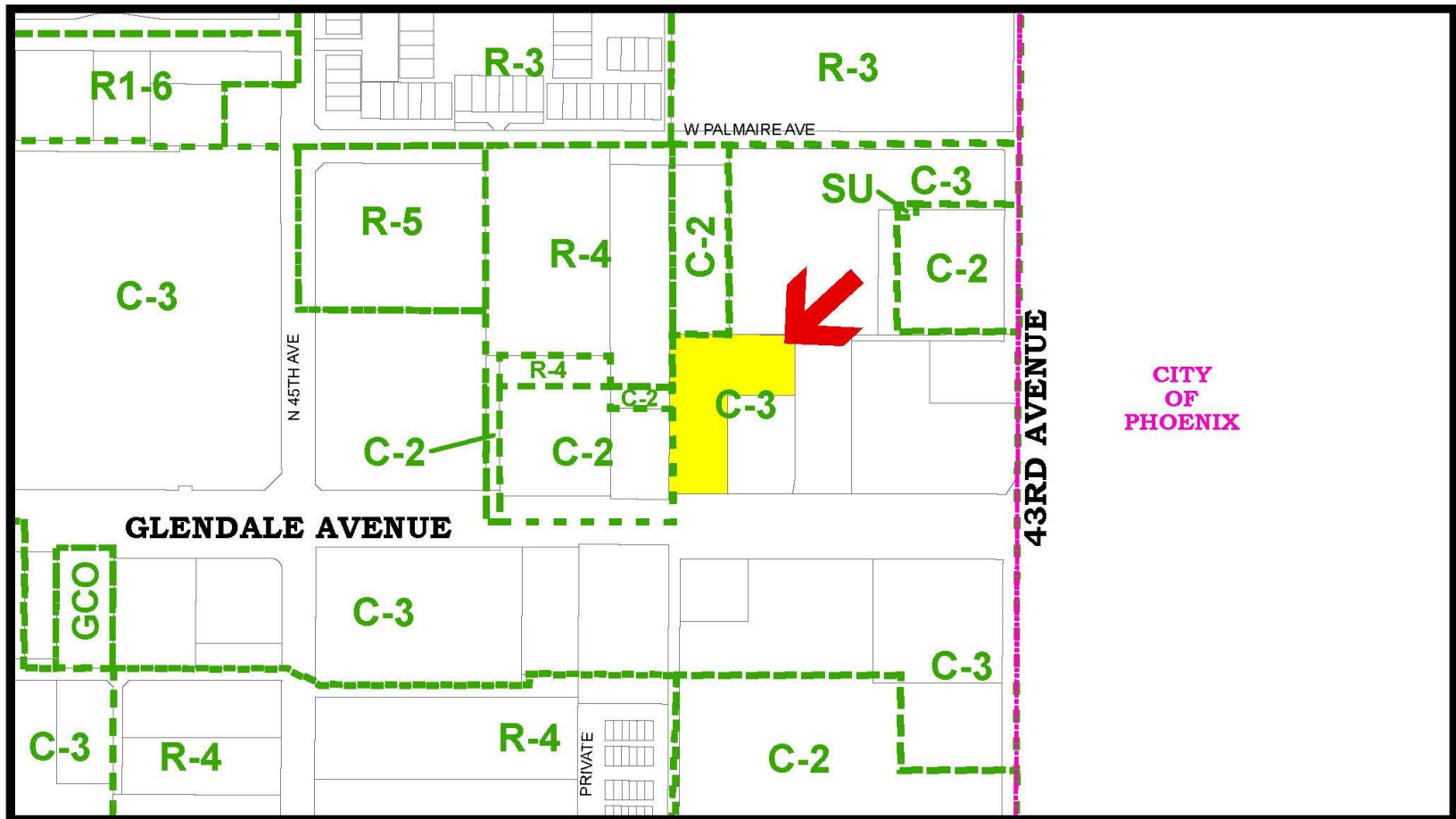
Applicant: Karissa Pankratz/
Hualapai Investments Inc.



Aerial Map



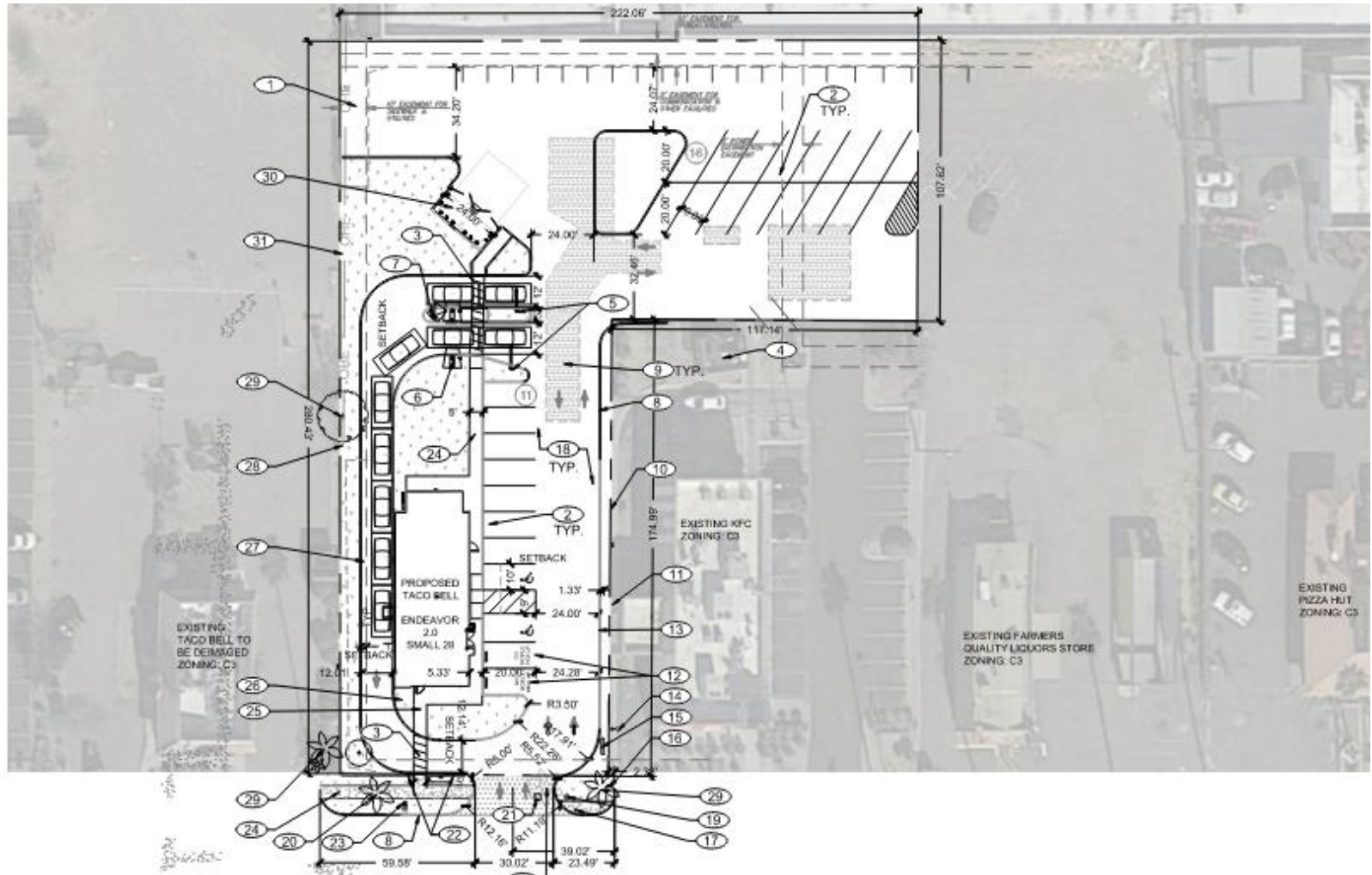
Zoning Map



Street View

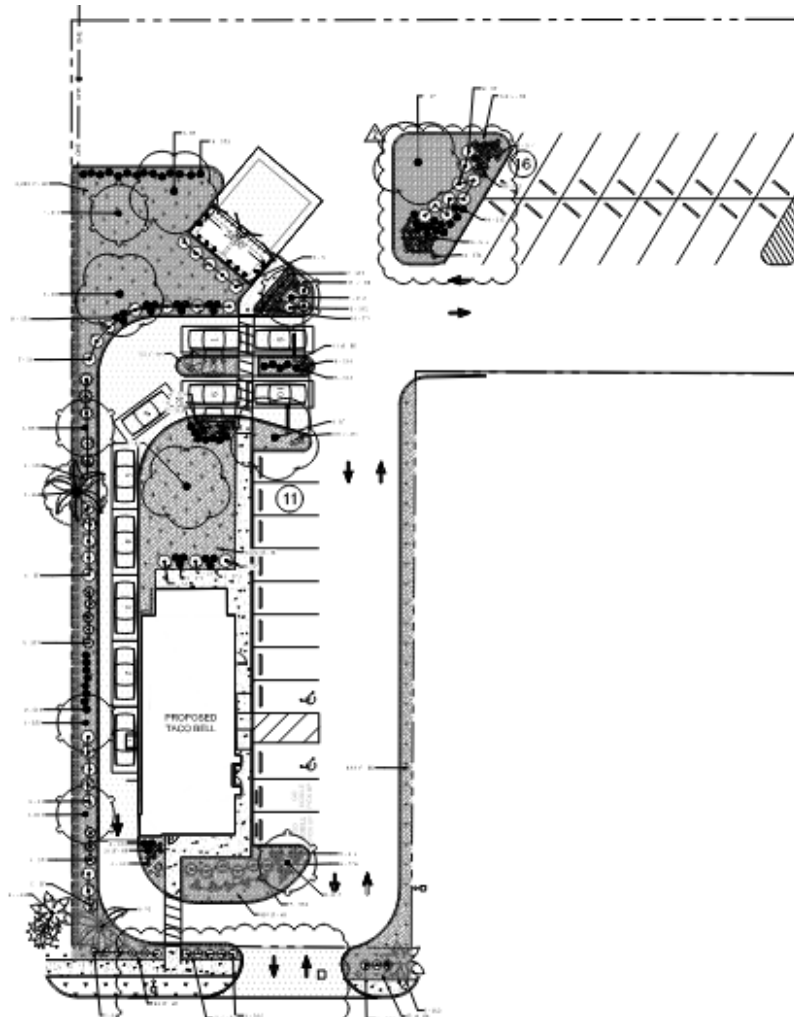


Site Plan





Landscape Plan





Conceptual Elevations



Right Side Elevation



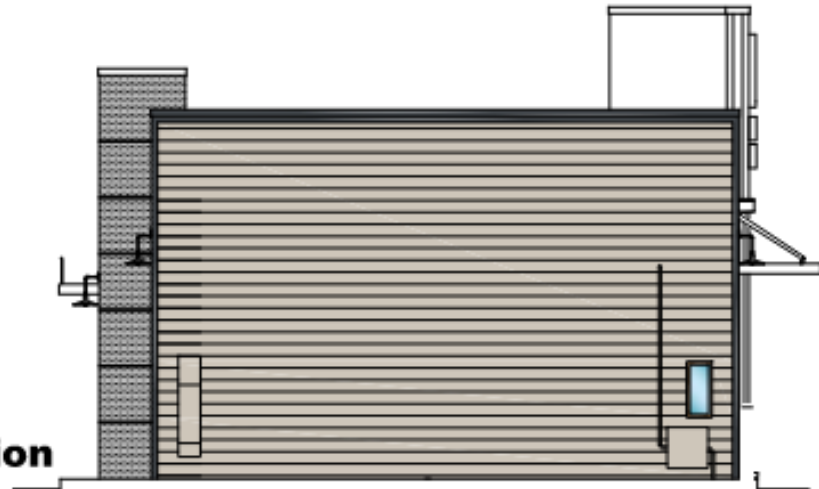
Front Elevation



Elevations (continued)



Drive Thru Elevation



Rear Elevation



Public Involvement

- Notification Letters – September 29
- *Arizona Republic* – June 1
- Site Posted – June 3
- Public Hearing Notification – June 3

- **No comments were received.**



Findings

Planning Staff finds the request meets the findings for Section 3.904 in the Zoning Ordinance.



Analysis

- Convenience use consistent with the General Plan and Zoning District uses.
- Consistent with historic use of surrounding developments.
- Dual drive-thru accommodates traffic for proposed use.



Analysis (continued)

- Adequate access for property on major intersection.
- There is no significant impact to the existing off-site traffic and on-site traffic adequately planned.
- Compliant with the C-3 development standards and requirements.



Recommendation

Planning Staff recommends the approval of CUP21-13 subject to the following stipulations:

- 1) Development shall be in substantial conformance with the site plan, dated May 16, 2022, and the project narrative, dated October 29, 2021.



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