



Use Permit Raising Cane's

City Council
December 13, 2021



LOWES

PARK AND RIDE

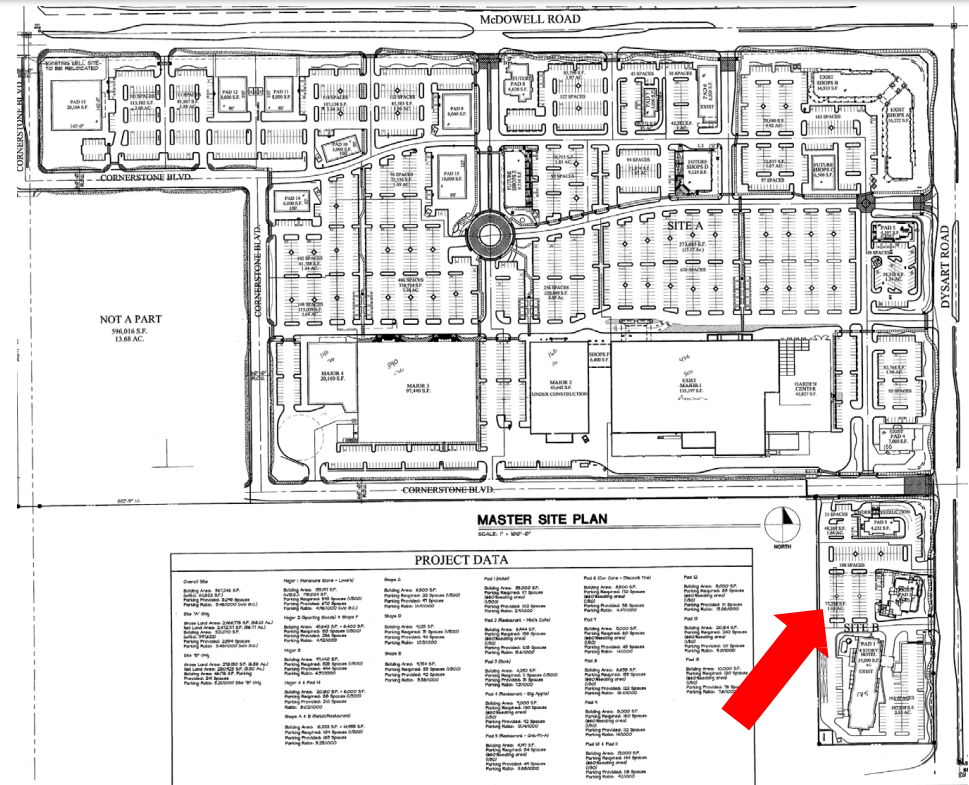
N DYSART RD

INTERSTATE-10

WAL-MART

W RANCHO SANTA FE BLVD

- Palm Valley PAD Phase I – 1989 & 2001
- General Commercial Uses
- Palm Valley Cornerstone
- Master site plan – 2004

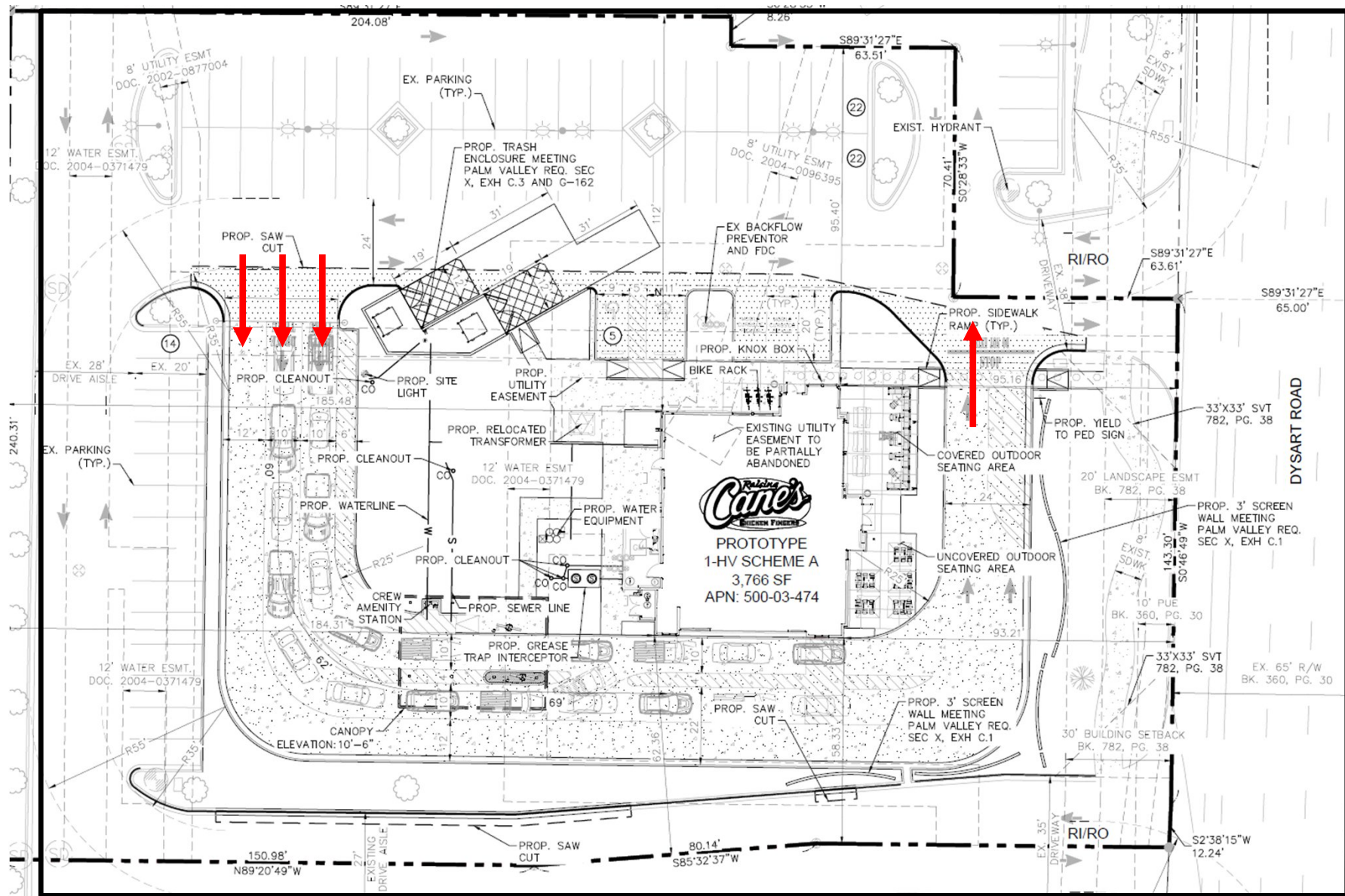


Raising Cane's Use Permit



REQUEST

- Use Permit for convenience use (drive-through restaurant)
- 1.7-acre parcel within existing commercial center
- Surrounding site improvements completed
- 3,766 SF Building
- Indoor dining & outdoor patio



Raising Cane's Use Permit



USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
2. Use is reasonably compatible with uses in surrounding area
 - Property & surrounding center intended for commercial uses
 - Proposed use will be similar to other uses permitted in commercial area
 - Traffic and queuing internalized
 - No nearby residential

Raising Cane's Deli Use Permit



CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 9 AM to 3 AM, 7 days a week
- No recommended restriction on hours

Required traffic mitigation

- Off-site improvements complete

Other concerns

- Use permit only – no other concerns at this time

Raising Cane's Use Permit



PUBLIC PARTICIPATION

- Citizen review notice
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No opposition to project to date

Raising Cane's Deli Use Permit



RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff & PZC recommend approval
- Six stipulations in staff report