

Roll-Em-Up Taquitos Restaurant with a drive-through

Use Permit

Location



W MCDOWELL ROAD

- Use Permit for drive-thru restaurant
- Planned Area Development (PAD) zoning/ Commercial
- Approximately 1.3 acre site



Location



COBBLESTONE CREEK CENTER

- Within the Cobblestone Creek Center
 - East of Palm Valley Phase 8
 - South of Firestone
 - West of AAA and Walgreens



[illegible]

Elevations



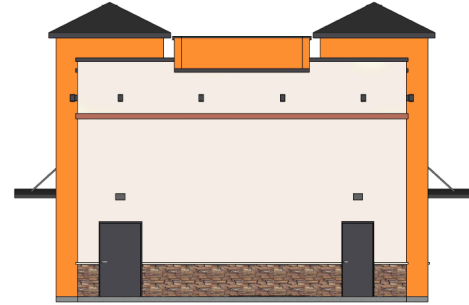
1 PATIO/SIDE ENTRY ELEVATION (SOUTH)
1/4"=1'-0"



2 FRONT ENTRY ELEVATION (EAST)
1/4"=1'-0"



3 DRIVE THRU ELEVATION (WEST)



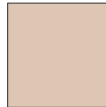
4 REAR ELEVATION (NORTH)

EW-1



WARRICOTT
EL DORADO STONE
RUSTIC LEDGE
2500A

EW-2, EW-5



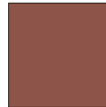
CAST STONE, CEMENT STUCCO
SHERWIN WILLIAMS
SAND DOLLAR
6099

EW-3, EP-1



CEMENT STUCCO, PAINTED GRAPHICS
BENJAMIN MOORE
ORANGE BURST
2013-20

EW-4



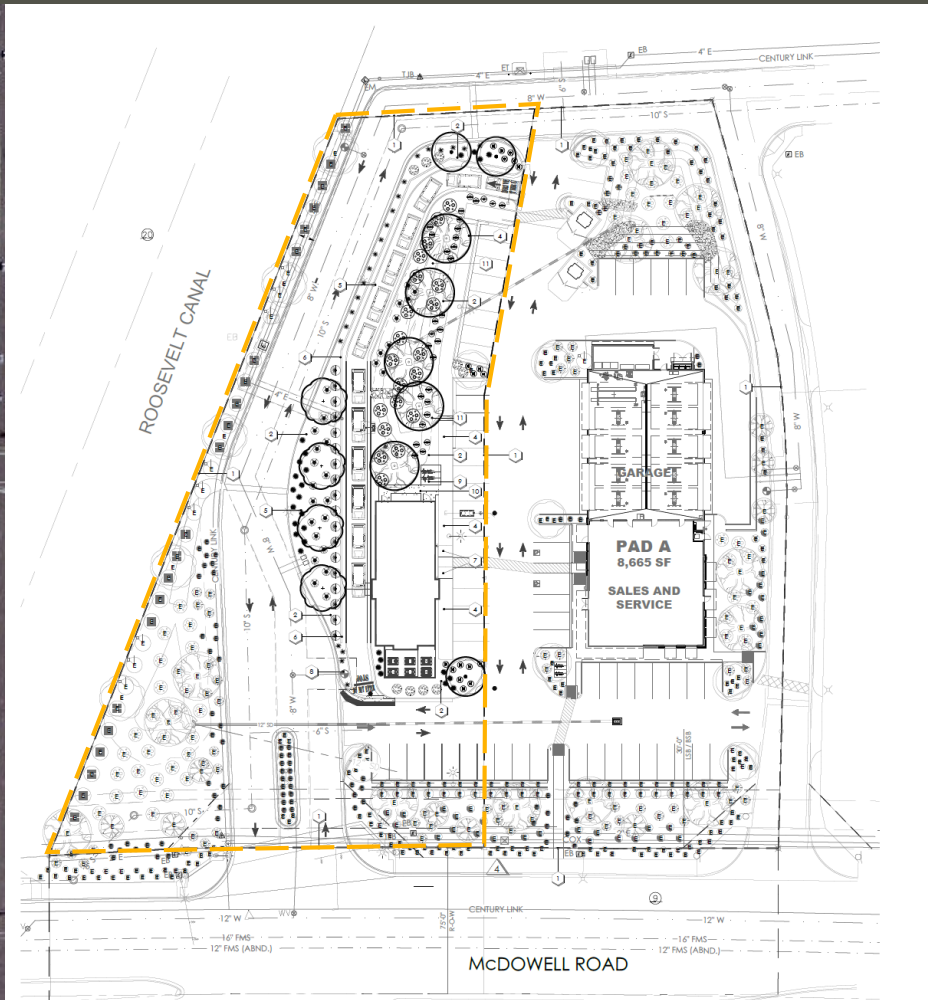
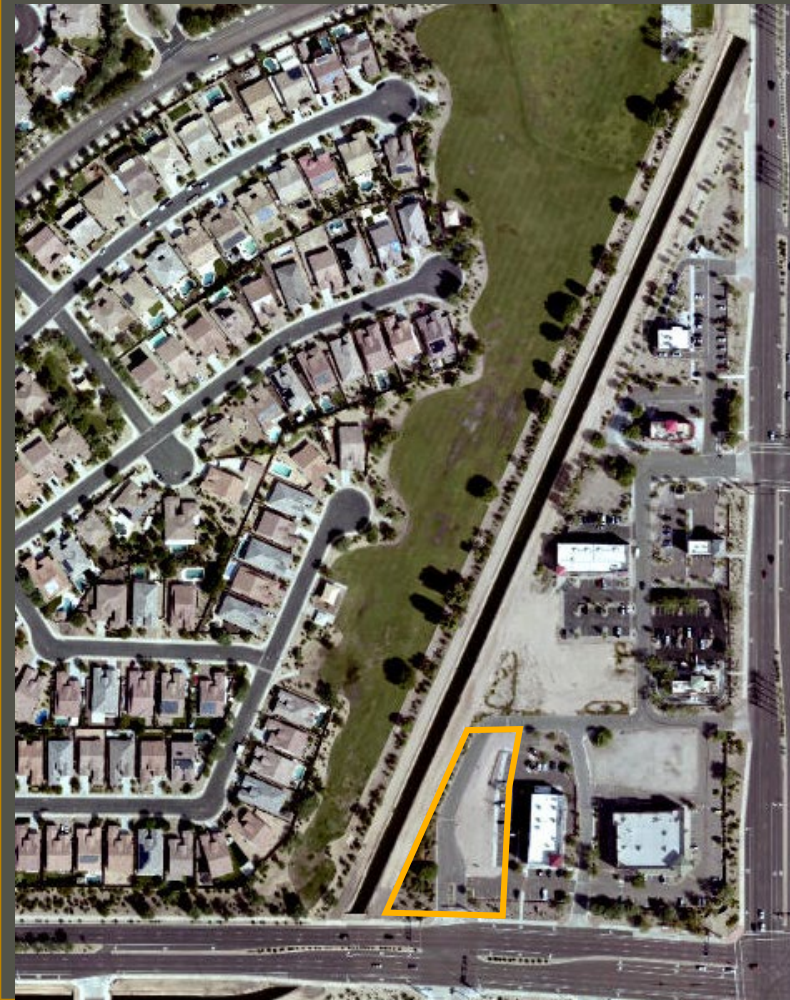
CEMENT STUCCO, ACCENT BAND
BENJAMIN MOORE
GAVITT SEQUOIA
2094-02

EM-1, EM-2, EWS-1,
EWS-2, EP-2



STANDING SEAM METAL, ROOF, METAL
CAP FLASHING, EXTERIOR WINDOW
SYSTEMS, CANDLES
BENJAMIN MOORE
BLACK IRON
2120-01

Landscape Plan





Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question

Roll-Em-Up Taquitos - Use Permit



PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- Neighborhood meeting held on September 15, 2022
 - No resident attendance
- No public opposition to date

Recommendation



APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- The Planning and Zoning Commission recommended approval (5-0) on 10/12/2022

