

Ono Hawaiian BBQ restaurant with a drive-through

Use Permit

Location



W YUMA ROAD

- Use Permit for a drive-thru restaurant
- Planned Area Development (PAD) zoning/ Commercial
- Approximately 1.06-acre site



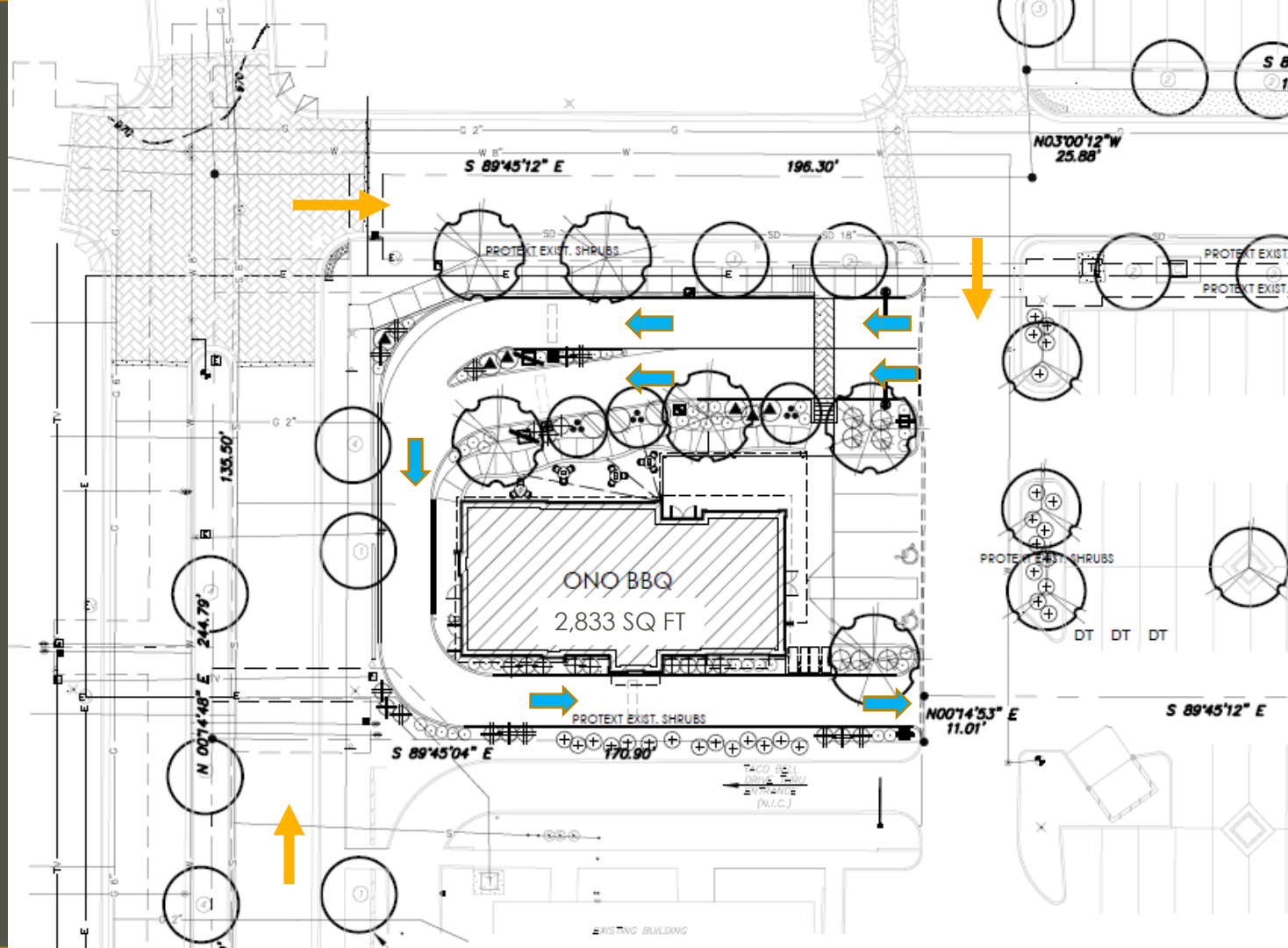
Location



CANYON TRAILS TOWNE CENTER

- Within the Canyon Trails Towne Center
 - Taco Bell
 - KFC
 - Jack in the Box
 - Carl's Jr
 - Cobblestone Carwash







COLOR SCHEME			
	BUILDING PRIMARY COLOR: WARM TAN - DE 1844		STANDING SEAM METAL: SHIMMERING WILLOWS - SEV009
	BUILDING ACCENT COLOR: EMERALD WILLOW - DE 1844		BUILDING SECONDARY: EMERALD WILLOW - SEV009
	BUILDING TRIM: EMERALD WILLOW - DE 1844		BUILDING BANDS/OFF-BANDS: EMERALD WILLOW - SEV009
	TOWER METAL PANELS: WESTERN STATE'S METAL ROOFING - WEATHERED RUSTIC		STONE/BLOCK: EMERALD WILLOW - SEV009
	TOWER METAL PANELS: WESTERN STATE'S METAL ROOFING - WEATHERED RUSTIC		STONE/BLOCK: EMERALD WILLOW - SEV009

NORTH ELEVATION

SC: 3/16" = 1'-0" 4



SOUTH ELEVATION

SC: 3/16" = 1'-0" 3



EAST ELEVATION

SC: 3/16" = 1'-0" 2



WEST ELEVATION

SC: 3/16" = 1'-0" 1





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

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
- No public opposition to date



Recommendation

APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- The Planning and Zoning Commission recommended approval (6-0) on 11/30/2022

