

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: February 26, 2024

RE: **DRP23-14: Duke's Roadhouse – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed restaurant (Duke's Roadhouse) located at the northeast corner of W. Edwards Ave. and N. Maricopa Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Tomecak Design, P.C. to re-develop approximately 7,800 square feet of an existing retail space (former A-1 Pawn Shop) into an approximately 5,150 square foot restaurant on a 2.58-acre site on APN parcel # 510-28-0170, located at the northeast corner of W. Edwards Ave. and N. Maricopa Rd.
2. The development will consist of the following elements:
 - a. One (1) +/- 7,800 square-foot primary building encompassing two-stories.
 - b. Approximately 5,150 square feet of first floor restaurant space.
 - c. Enclosed patio seating on north and south side of building.
 - d. Parking lot areas containing approximately 116 parking stalls for guests.
 - e. Over 20% landscaped site area that will meet city code open space and landscaped planting requirements.
 - f. Pedestrian connections to surrounding streets and adjacent developments (proposed).
 - g. Retention areas.
3. The development as shown on Exhibit B – Site Plan, and Exhibit C – Floor Plan will not be phased.

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4. In conjunction with, and as a part of the proposed DRP, the applicant and city will develop an extension of W. Edwards Avenue to the N. John Wayne Parkway overpass. This will connect W. Edwards Avenue to the proposed Southbridge Marketplace development located on the east side of N. John Wayne Parkway. Additional infrastructure improvements will also include development of the pedestrian plaza, from the cul-de-sac to the Union Pacific Railroad pedestrian bridge adjacent to the Duke's site. Development of the plaza will be by the city in coordination with the applicant and other adjacent property owners.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Landscape Plan

Exhibit E – Color Elevations

Exhibit F – Photometric Plan

