

April 4, 2024

City of Peoria
Development Services Department
9875 N. 85th Avenue, 1st Floor
Peoria, AZ 85345

Re: CU25-01 Someburros – Shops at Lake Pleasant – Pad G

Dear Planner,

The proposed project is a new, ground-up Someburros Mexican Food restaurant with a drive-through window and patio seating. The proposed hours of operation for both dine-in and the drive-thru window are 10:30am-9:00pm. The 3,519 square foot building with a 400 square foot covered patio is being proposed on a 49,912 square foot (1.15 AC) lot. The site is currently zoned as a PAD (Z03-04A.6 Lake Pleasant Town Center). For commercial uses: permitted, conditional and accessory uses listed in C-2 under Article 14-9 of the Zoning Ordinance are allowed. Per the Table 21-503, Land Use Matrix of the Zoning Ordinance, Restaurants, Drive Through or Drive-Up facilities are a permitted use. The proposed user will not cause an adverse impact on the adjacent properties in the area. This drive-thru is internal to this development so it will not cause back-ups into the surrounding streets. The drive-thru is adjacent to Lake Pleasant Parkway so the arterial street buffers the sounds of the drive-thru from any future residential properties adjacent to the site. New 3'-0" high screen walls and 30'-0" landscape buffer will be provided along Lake Pleasant Parkway. This use will comply with the distance requirement of 50 feet for drive-thru lane, menu board, speaker box and other related elements to any residential zoned property or use per the City of Peoria Zoning Code, Section 21-505. This development will provide more food and convenience options for the adjacent tenants and businesses, and residents in the area and the use will be constructed in compliance with the provisions of the Zoning Ordinance in the City of Peoria.

This CUP is also subject to the approval of a Site Plan Amendment (SP21-17A.1).

The overall proposed development exceeds the parking requirements required by the City of Peoria and there is a Cross Parking Agreement.

Access to the site is proposed from W. Happy Valley Rd to the East and W. Yearling Rd. to the North. There will be a pedestrian connection to Lake Pleasant Parkway via the sidewalk East of this lot.

The proposed typical building parapet elevations are 21'-4" and 25'-2" high with raised parapets occurring at select locations along main facades. Awnings will provide shade above windows. Light fixtures mounted under awnings and backlit clerestory windows on exterior walls will provide accent lighting.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,



John Barclay
Senior Project Manager