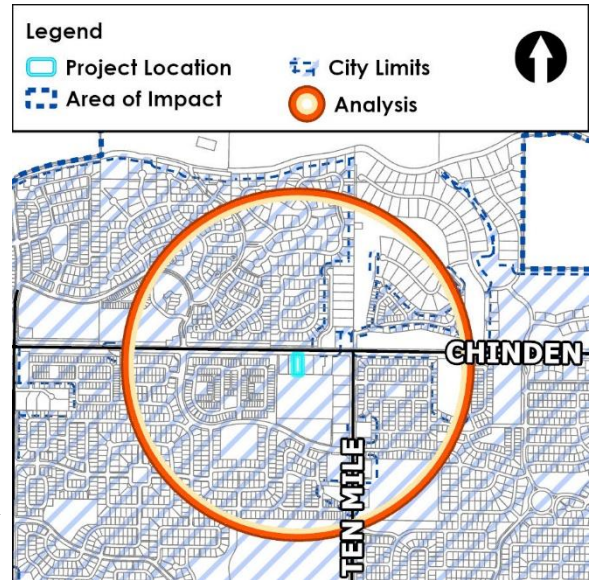


# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 6/5/2025  
TO: Planning & Zoning Commission  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
nnapoli@meridiancity.org  
APPLICANT: Steve Shaw  
SUBJECT: H-2025-0018  
El Pollo Loco

**LOCATION:** Located at 3471 W. Chinden Boulevard  
in a portion of the northeast ¼ of Section  
27, T.4N., R.1W.



## I. PROJECT OVERVIEW

### A. Summary

A Conditional Use Permit (CUP) is requested for a 2,000 square foot drive-through establishment within 300 feet of another drive-through and residential district. The site consists of 0.87 acres in the C-G zoning district.

### B. Recommendation

Staff: Approval with conditions.

### C. Decision

Commission:

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Restaurant/Drive Through Establishment	-
Existing Zoning	C-G (General Retail and Service Commercial District)	<a href="#">VII.A.2</a>
Proposed Zoning	C-G (General Retail and Service Commercial District)	
Adopted FLUM Designation	Commercial	<a href="#">VII.A.3</a>

**Table 2: Process Facts**

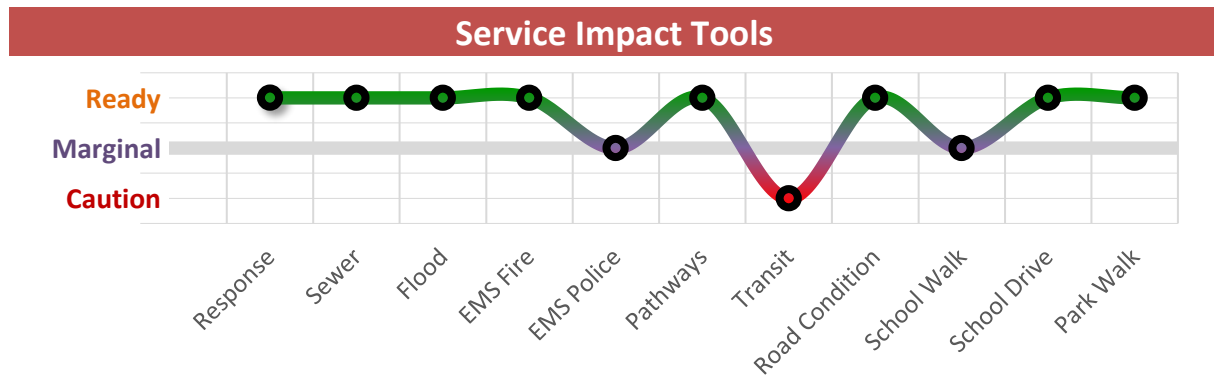
Description	Details
Preapplication Meeting date	2/4/2025
Neighborhood Meeting	3/27/2025
Site posting date	(Click or tap to enter a date)

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		-
• Comments Received	Yes	
• Commission Action Required	No	
• Access	Private Drive Aisle	
ITD Comments Received	Yes	-
Meridian Public Works Wastewater		-
• Distance to Mainline	Available at site	
• Impacts or Concerns	No	
Meridian Public Works Water		-
• Distance to Mainline	Available at site	
• Impacts or Concerns	No	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public [record](#).

**Figure 1: Service Impact Summary**



Notes: See **Error! Reference source not found.. Error! Reference source not found..**

### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

##### A. General Overview

The subject property is designated as commercial on the Future Land Use Map (FLUM). The use of a restaurant and drive-through establishment is consistent with the plan for the commercial designation.

The site is among several commercially zoned properties at the corner of Chinden Boulevard and Ten Mile Road in the Lost Rapids Subdivision. The proposed use of a restaurant with a drive-through aligns with the desired uses specified in the Commercial designation in the comprehensive plan, as noted above. In conjunction with the neighboring drive-throughs (Key Bank, Swig, Dutch Bros, and Slim Chickens) and Costco to the south, the proposed use satisfies the commercial FLUM designation for this area. While the comprehensive plan did not envision all the lots fronting Chinden Boulevard as drive-throughs, the market has led them to become drive-throughs.

In addition, El Pollo Loco has indicated their hours of operation are intended to be 10 am to 11 pm, which is consistent with the UDC and the surrounding businesses. The hours of operation were an important factor during the original entitlement of the subdivision from the neighboring subdivisions.

A restaurant is a permitted use in the C-G zoning district, but the drive-through is within 300 feet of a residential district, and another drive-through triggers the requirement for a conditional use permit.

- “Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.” (5.01.01F)  
*The location of El Pollo Loco is not directly adjacent to a residential use or district but within 300 feet of one. The hours of operation are proposed to be 10 am to 11 pm, which is consistent with the neighboring businesses. Operation of the proposed use should comply with City ordinances regarding noise, lighting, and odor disturbances.*
- “Plan for a variety of commercial and retail opportunities within the Area of City Impact.” (3.05.01J)  
*While the subject property and drive-through are surrounded by several other drive-throughs, the market for drive-throughs continues to be in demand within the city. While this is not the intended vision for the area, it is an allowed use based on the C-G zoning. The proposed drive-through restaurant will contribute to the variety of uses and fast-food options on the corner of Ten Mile and Chinden.*
- “Encourage the safety, health, and well-being of the community.” (5.01.01)  
*The applicant has indicated that El Pollo Loco provides a healthier alternative to similar fast food in the area, as their chicken is grilled. Staff have also received several phone calls from the community in support of this restaurant and location.*
- “Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.” (3.01.01F)  
*City water and sewer service stubs have been provided to this site with the development of the subdivision.*

**Table 4: Project Overview**

Description	Details
History	H-2018-0004 (CPAM, AZ, PP, VAR – Lost Rapids); H-2019-0056 (FP); DA Inst# 2018-079970; PBA-2022-0019.

Description	Details
Acreage	0.87 Acres

## B. History

In 2018, the subject property was annexed as part of a larger development area consisting of residential and commercial property zoned R-40 and C-G and included in a preliminary plat. A development agreement was required as a provision of annexation, which governs future development of the property. The property was later included in a final plat as a portion of Lot 5, Block 1, Lost Rapids Subdivision. Additionally, this property and the neighboring property to the west (SWIG) had a property boundary adjustment done in 2022 to make this site larger and the neighboring property smaller.

## C. Site Development and Use Analysis

### 1. Proposed Use Analysis (*UDC 11-2*):

The proposed use aligns with the Commercial FLUM designation in the Comprehensive Plan. A restaurant is a principal permitted use in the C-G district, but a drive-through establishment requires approval of a conditional use permit (CUP) when the property is within 300 feet of another drive-through facility, a residential district, or an existing residence in accord with UDC Table 11-2B-3. In this case, the property is within 300 feet of another drive-through facility directly to the north (i.e. SWIG and Dutch Brothers), and existing residences/residential district to the west (Bainbridge Sub No. 12).

Additionally, it is important to note the applicant is providing two tenant spaces on the property. The first being for El Pollo Loco (Restaurant and Drive Through) and a shell space that will later be developed as retail or restaurant use. Both uses are permitted in the C-G zone.

### 2. Dimensional Standards (*UDC 11-2*):

Development of the site shall comply with the dimensional standards of the C-G zoning district in UDC Table 11-2B-3. *Staff has reviewed the proposed plans and building elevations and they comply with the required standards. The proposed hours of operation are 10:00 am to 11:00 pm which is in compliance with the C-G zoning district. Since the property does not directly abut a residential district the hours of operation are not restricted.*

### 3. Specific Use Standards (*UDC 11-4-3*):

**Drive-Through Establishment:** The proposed drive-through establishment is subject to the specific use standards listed in UDC 11-4-3-11, Drive-Through Establishment. All establishments providing drive-through service are required to identify the stacking lane, menu and speaker location (if applicable), and window location on the site plan.

*In order for the outside travel lane to function as an escape lane as required for drive-throughs that exceed 100 feet in length, Staff recommends that no stacking is allowed in this area. Signage should be installed notifying patrons not to block the escape lane.*

The site plan is required to demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties.

*A sidewalk is proposed along the southern boundary of the site for safe pedestrian access to the east and west. Because a private drive-aisle runs along the southern boundary of the site that provides access to adjacent properties to the east and west, a cross-access easement/driveway is not required to be provided to adjacent properties to the east and west. The applicant revised their plan to depict a pedestrian connection from the sidewalk along the southern drive aisle.*

At a minimum, the plan is required to demonstrate compliance with the following standards:

- 1) Stacking lanes have sufficient capacity to prevent obstruction of driveways, drive aisles and the public right-of-way by patrons;

*The site plan accommodates queuing for a minimum of eight vehicles before the menu board and twelve vehicles before the pickup window. Based on data provided by El Pollo Loco, this appears to be sufficient. According to the applicant, their Southern California locations serve approximately 325 vehicles per day, typically maintaining a queue of around six vehicles, with occasional peaks of seven to eight vehicles. In anticipation of heightened interest during the initial opening period, staff have discussed traffic management with the applicant and recommended implementing temporary traffic control measures to manage potential surges in demand.*

- 2) The stacking lane shall be a separate lane from the circulation lanes needed for access and parking, except stacking lanes may provide access to designated employee parking.

*The stacking lane is separate from the escape lane and main drive aisles. If the drive-through stacks past the 12-car allotment, it will spill into the main drive aisle but will not impede entering or exiting from the property.*

- 3) The stacking lane shall not be located within ten (10) feet of any residential district or existing residence;

*The stacking lane is not located within 10' of any residential district or residence.*

- 4) Any stacking lane greater than one hundred (100) feet in length shall provide for an escape lane; and

*The stacking lane is greater than 100 feet from the point of entry to the drive-through window; therefore, the stacking lane exceeds 100' in length and an escape lane is required. An escape lane is depicted on the site plan.*

- 5) The site should be designed so that the drive-through is visible from a public street for surveillance purposes.

*The drive-through is located on the west side of the building and is visible from W. Chinden Blvd. and from the drive aisle along the southern boundary of the site for surveillance purposes.*

**Restaurant:** The proposed use is also subject to the specific use standards listed in UDC 11-4-3-49 Restaurant, which requires at a minimum, one (1) parking space to be provided for every 250 square feet of gross floor area. *See parking analysis below.*

## **D. Design Standards Analysis**

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

Extend or improve streets, drive aisles, cross access easements or similar vehicular and pedestrian connections provided from adjacent properties. *The subject property will be accessed from a shared private drive aisle on the southern boundary. Along this southern boundary runs a sidewalk for pedestrian connectivity for the large development. The applicant revised their drawings to provide a pedestrian connection to the building from the sidewalk along the southern drive aisle.*

For lots with frontage on a public street, a minimum of 30% of the buildable frontage of the property shall be occupied by building facades and/or public space. *The proposed site design meets this requirement along W. Chinden Boulevard with only a drive-through lane between the building façade and the public street.*

Parking lots: For properties greater than two (2) acres in size, no more than 50% of the total off-street parking area for the site shall be located between building facades and abutting streets. *The proposed site design meets this requirement along W. Chinden Boulevard.*

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

A 35-foot wide street buffer is required along W. Chinden Boulevard, an entry way corridor arterial roadway. The Buffer shall be landscaped per the standards in UDC 11-3B-7C. The proposed landscaping was installed with the final plat for Lost Rapids Subdivision. *The combination of the existing and proposed landscaping exceeds the minimum requirements.*

ii. Parking lot landscaping

Landscaping is required to be provided along all parking areas per the standards listed in UDC 11-3B-8. *The proposed landscape plan appears to meet the minimum requirements. The applicant shall provide vegetation coverage calculations with the submittal of the certificate of zoning compliance submittal.*

iii. Landscape buffers to adjoining uses

Landscaping is required to meet the standards of UDC 11-3B-9. *The landscape plan meets the minimum requirements.*

iv. Tree preservation

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

*The applicant shall preserve and protect the existing trees in the neighboring properties landscaping buffers. If trees are proposed to be removed, the applicant shall provide mitigation calculations with submittal of the certificate of zoning compliance application.*

v. Storm integration

Storm drainage is required to comply with the standards listed in UDC 11-3A-18. *Drainage swales should not be within the landscape setbacks along W. Chinden Boulevard.*

vi. Pathway landscaping

Landscaping is required to be provided along all pathways per the standards listed in UDC 11-3B-12C. *No pathways are proposed or required within the site.*

3. Parking (UDC 11-3C):

i. Nonresidential parking analysis

A minimum of one (1) off-street parking space is required per 250 square feet of gross floor area for the proposed restaurant. In this case, staff is going to assess one (1) space per 250 square feet of gross floor area for both tenant spaces, as it will allow for a restaurant to occupy the empty space in the future. *Based on the 3,250 square-foot building, a minimum of 13 spaces are required. A total of 24 parking spaces are proposed, exceeding the minimum standard by 13 spaces.*

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space is required for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C. *Based on the proposed number of vehicle spaces (i.e. 24), a minimum of one (1) bicycle spaces should be provided. A total of two (2) spaces are proposed, which meets and exceeds the minimum standard.*

4. Building Elevations (*Comp Plan, Architectural Standards Manual*):

Goal 2.09.03A of the Comprehensive Plan highlights establishing distinct, engaging identities within commercial and mixed-use enters through design standards to integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the developer has submitted conceptual building elevations for the proposed structure as shown in Section VII. Building materials consist of stucco, metal awnings, and glazing.

*The proposed elevations do not meet all the standards listed in the ASM and the Development Agreement. Staff is recommending additional fenestration along the North façade. The additional fenestration may be achieved through alternative measures or faux windows. Staff will work with the applicant during the design review phase. The final design is required to comply with the Architectural Standards Manual for Commercial Design Guidelines.*

**E. Transportation Analysis**

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Goal 6.01.02B emphasizes reducing the number of access points onto arterial streets by utilizing strategies such as cross-access agreements, access management, and the creation of frontage and backage roads, while also improving connectivity between local and collector streets. *Access is proposed via the east/west private drive aisle along the southern boundary of the site; direct access via W. Chinden Blvd./SH 20-26 is prohibited. A reciprocal cross-access easement exists between all lots in the subdivision as noted on the Lost Rapids subdivision plat.*

2. Multiuse Pathways (*UDC 11-3A-5*):

An existing multi-use pathway exists along W. Chinden Boulevard, this shall be preserved and protected during construction.

3. Sidewalks (*UDC 11-3A-17*):

The proposed plan was revised to include a pedestrian walkway from the Multi-use pathway along W. Chinden Boulevard. Where pedestrian walkways cross vehicular driving surfaces, they're required to be distinguished from the vehicular driving surface through the use of pavers, colored or scored concrete, or bricks as set forth in UDC 11-3A-19B.4. *The site/landscape plan shall be revised to specify the material being used for the connection. If the connection crosses through the drive aisle, it shall be delineated from the driving surface through pavers, colored or scored concrete.*

**F. Services Analysis**

1. Pressurized Irrigation (*UDC 11-3A-15*):

An underground pressurized irrigation system is required to be installed to provide irrigation in accord with the standards listed in UDC 11-3A-15.



2. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

3. Utilities (*Comp Plan, UDC 11-3A-21*):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

#### **IV. CITY/AGENCY COMMENTS & CONDITIONS**

##### **A. Meridian Planning Division**

1. Future development of this site shall comply with the previous conditions of approval and terms of H-2018-0004 (CPAM, AZ, PP, VAR – Lost Rapids); H-2019-0056 (FP); DA Inst# 2018-079970; PBA-2022-0019 and the conditions contained herein.
2. The site plan and/or landscape plan, as applicable, shall be revised with the certificate of zoning compliance application as follows:
  - i. No stacking is allowed in the outside travel lane that serves as an escape lane; depict signage notifying patrons not to block the escape lane.
  - ii. Signage shall be installed ahead of the north/south crossing, warning drivers to watch out for pedestrians.
  - iii. Provide details for what material will be used to delineate the pedestrian connections from the drive aisle.
  - iv. All mechanical equipment on the back of the building and outdoor service and equipment areas should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC 11-3A-12.
  - v. Update the landscape plan to match the site plan.
3. Compliance with the specific use standards listed in UDC 11-4-3-49 and 11-4-3-11 is required.
4. Preserve and protect the existing landscaping on the north, east, and west buffers of the site during construction, per UDC 11-3B-10.
5. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed use prior to submittal of a building permit application. The design of the site and structure shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual and with the Development Agreement.
6. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of

approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC *11-5B-6*. A time extension may be requested as set forth in UDC *11-5B-6F*.

## B. Meridian Public Works

<b>Wastewater</b>	
• Distance to Sewer Services	Available at Site
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> <li>See Public Works Site Specific Conditions</li> </ul>
<b>Water</b>	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None -

### NON-PLAT CONDITIONS

#### PUBLIC WORKS DEPARTMENT

##### Site Specific Conditions of Approval

1. Site has an existing 8" Water stub into the property. All connections (hydrants, water service, fire lines) should come off of this stub. Callout the removal of the blow-off and have the water service connect a maximum of 3 ft from the end of the stub.
2. No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.
3. Water service should be perpendicular from the main to the water meter. Provide a 20' easement up to and 5' beyond the water meter.
4. Ensure no sewer services pass through infiltration trenches.
5. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
5. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

#### General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9-4-8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
10. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
11. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACIHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272).
19. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
20. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

## V. FINDINGS

### A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.  
*Staff finds the site is large enough to accommodate the proposed use and meets all dimensional and development regulations of the recommended C-G zoning district.*
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.  
*Staff finds the proposed restaurant and drive through use will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IV of this report.*
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.  
*Staff finds the design, construction, operation and maintenance of the proposed use should be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area. El Pollo Loco is not proposing to deviate from the neighboring businesses and nearby residents request to have all businesses closed by 12:00 am. In addition, the subject site is not directly adjacent to a residential use or zone.*
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.  
*Staff finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IV of this report.*
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.  
*Staff finds the proposed use will be served by essential public facilities and services as required.*
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.  
*Staff finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.*
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.  
*Staff finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.*

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.  
*Staff finds the proposed use will not result in the destruction, loss or damage of any such features.*
9. Additional findings for the alteration or extension of a nonconforming use:  
*This finding is not applicable.*
10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,  
*This finding is not applicable.*
11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.  
*This finding is not applicable.*

## **VI. ACTION**

### **A. Staff:**

Staff recommends approval of the proposed CUP application and finds it in conformance with the Comprehensive Plan, UDC with the conditions included in Section IV. and Findings in V.

### **B. Commission:**

Pending

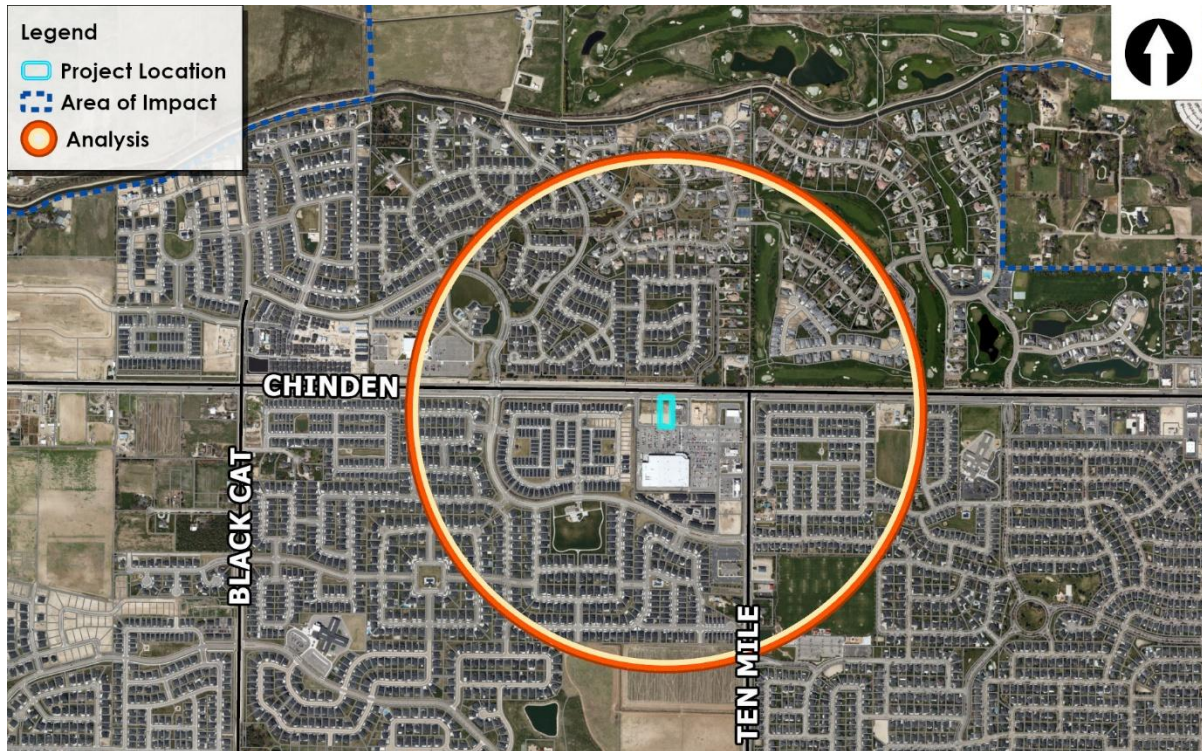


## VII. EXHIBITS

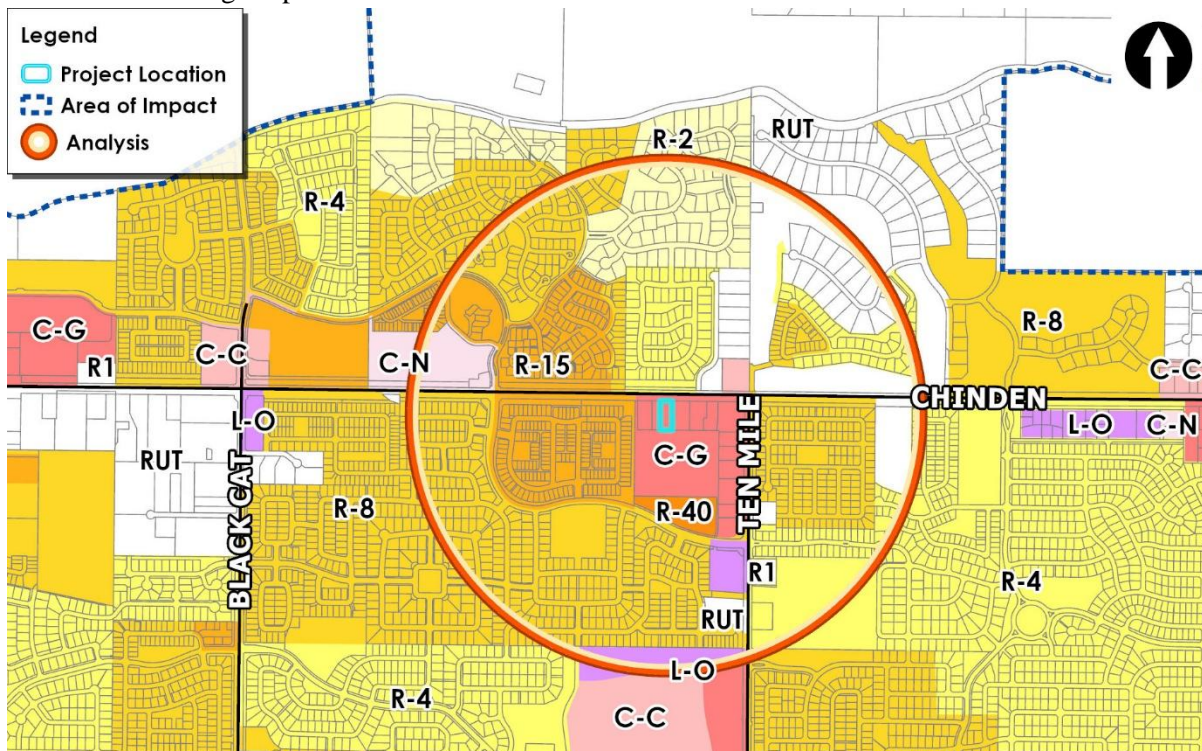
### A. Project Area Maps

(link to [Project Overview](#))

#### 1. Aerial

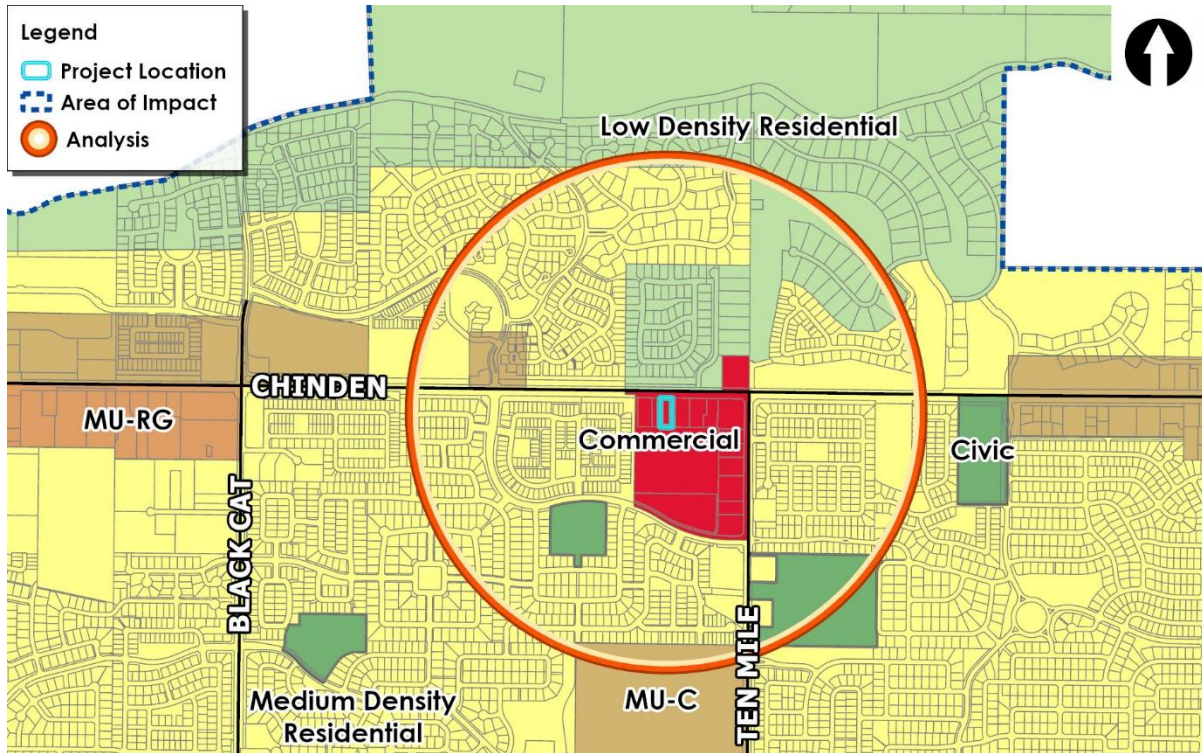


#### 2. Zoning Map

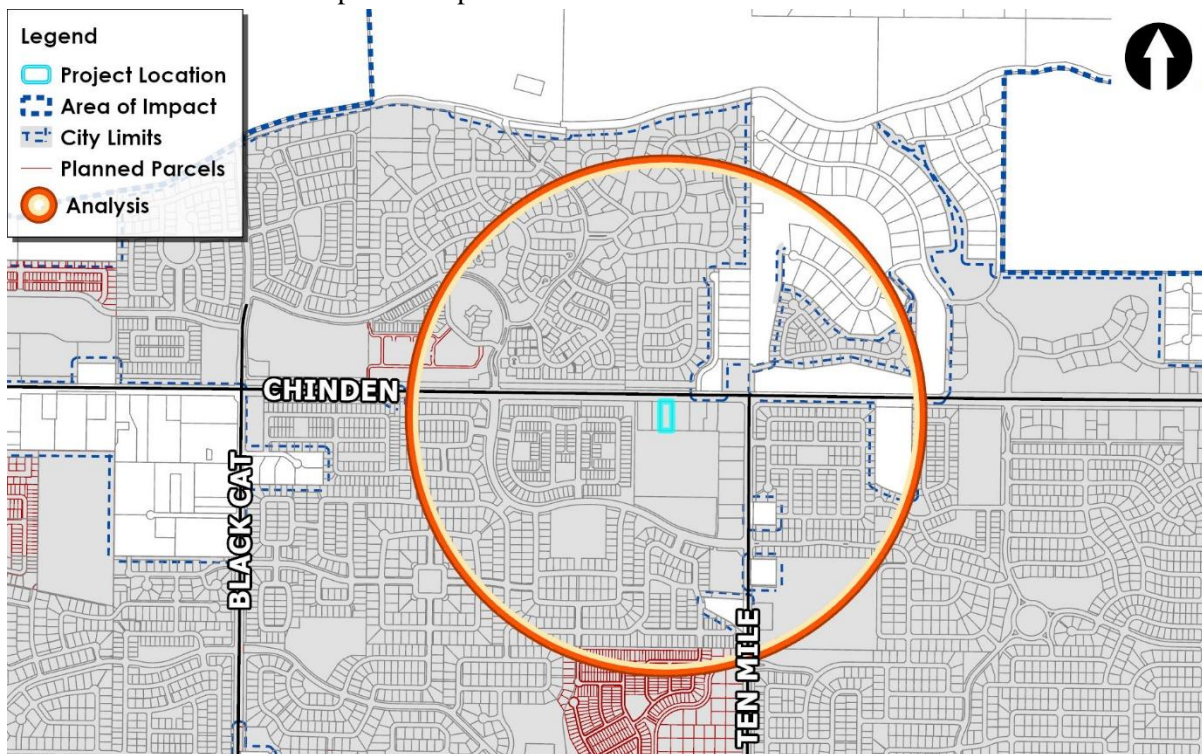




### 3. Future Land Use



### 4. Planned Development Map





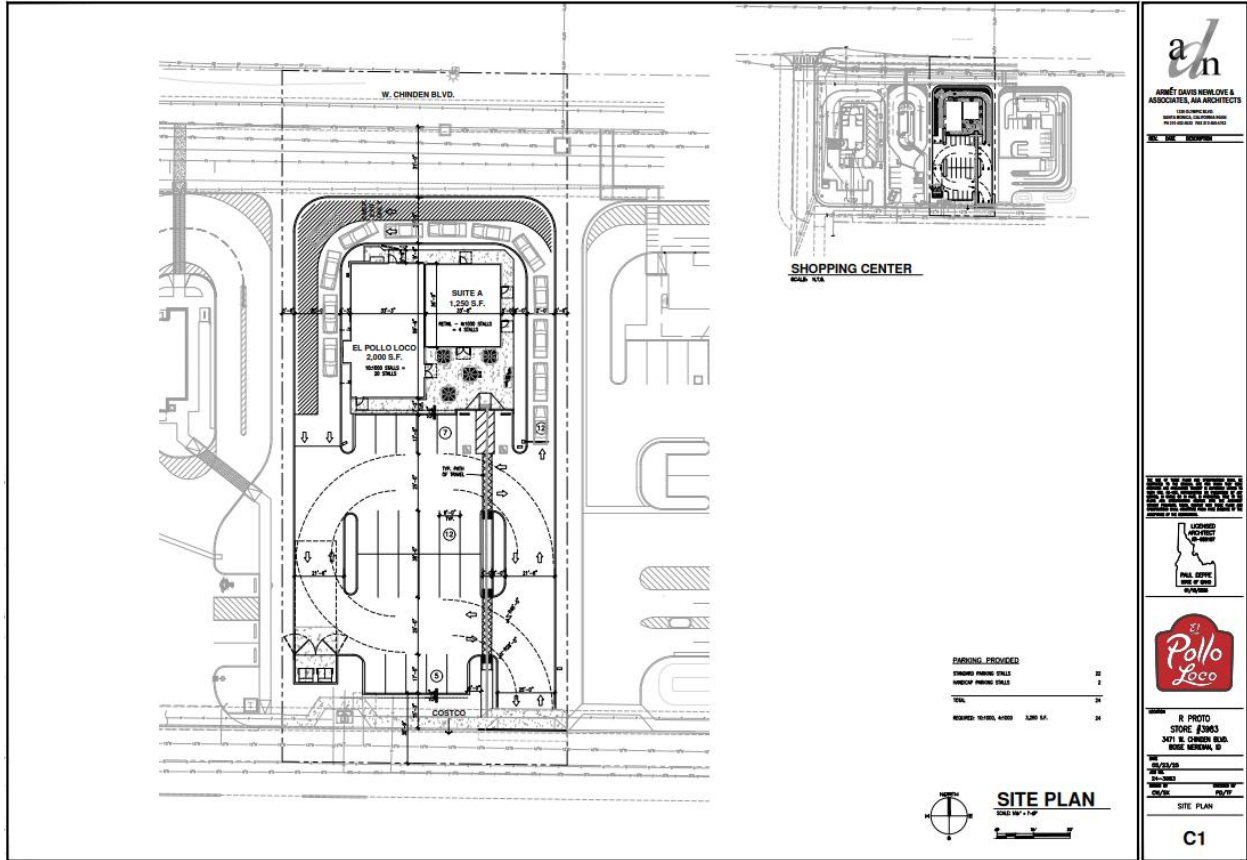
## B. Subject Site Photos



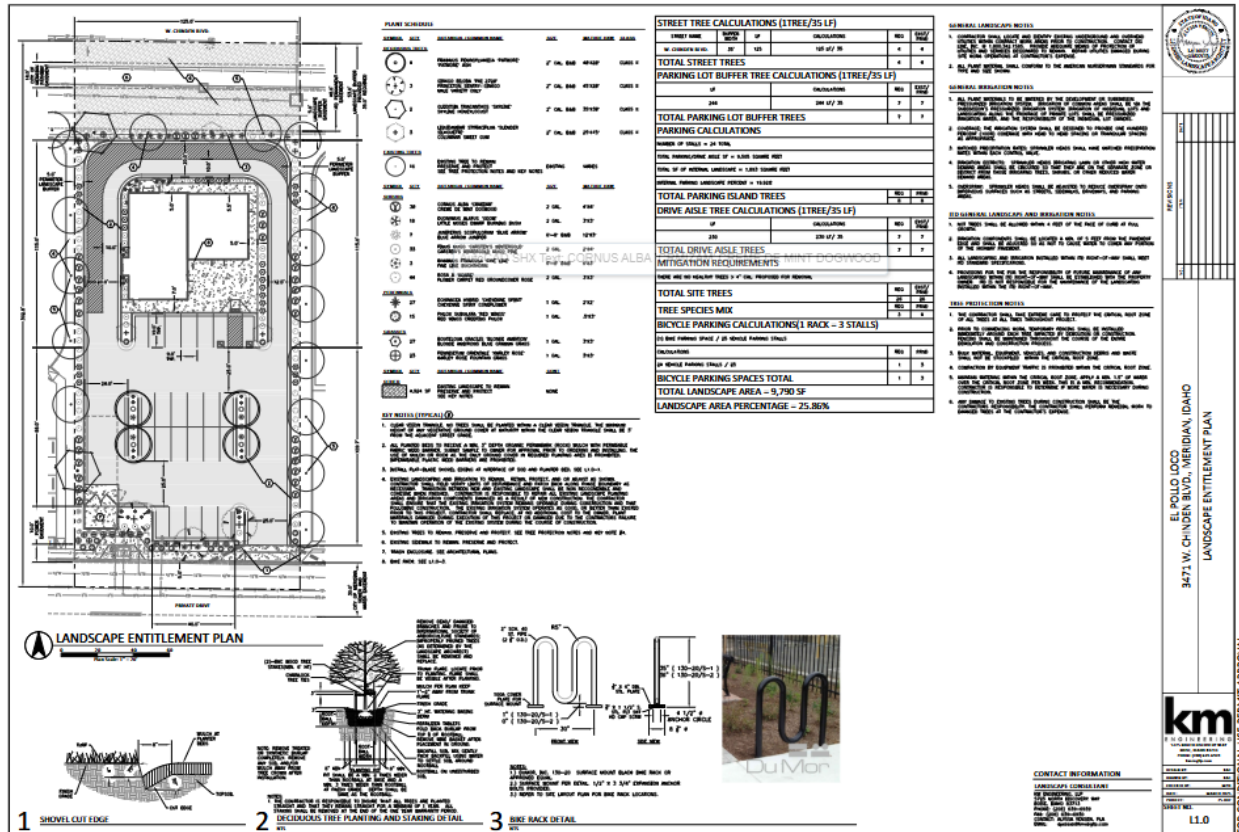
### C. Service Accessibility Report

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

**D. Site Plan (date: 5/24/2025)**



## E. Landscape Plan (date: 4/24/2025)



## F. Building Elevations (date: 4/24/2025)

