



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-011 (PLN2013-00620)
LOCATION/ADDRESS: Northwest corner of Broadway Road and Dobson Road
GENERAL VICINITY: Located west of Dobson Road on the north side of Broadway Road
REQUEST: Site Plan and a Special Use Permit for a vehicle service station in the LI-PAD zoning district.
PURPOSE: Development of a 5,858 S.F. convenience store and fuel canopy with 8 fuel dispensers (16 pumps).
COUNCIL DISTRICT: District 3
OWNER: QuikTrip
APPLICANT: Huellmantel and Affiliates
STAFF PLANNER: Jason Sanks

SITE DATA

PARCEL NUMBER: 134-37-017
PARCEL SIZE: 2.14± acres
EXISTING ZONING: Light Industrial (LI PAD)
GENERAL PLAN DESIGNATION: General Industrial (GI)
CURRENT LAND USE: Parking lot (old Motorola plant)

SITE CONTEXT

NORTH: Existing parking lot – zoned LI PAD
EAST: Dobson Road, then – strip retail zoned LI
SOUTH: Broadway Road, then Circle K – zoned LC
WEST: Existing parking lot – zoned LI PAD

ZONING HISTORY/RELATED CASES:

February 2, 1966: Annexed to City (Ord. # 510)
November 1, 2004: Rezone from M-1 to M-1 PAD (Z04-73) (Ord. #4298)

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD DECISION: ☒ Approval with conditions. ☐ Denial
PROP 207 WAIVER: ☐ Signed ☒ Not Signed

PROJECT DESCRIPTION/REQUEST

This request is for: 1) a Site Plan Review to allow a 5,858 S.F. retail convenience grocery store with fuel canopy; 2) a Special Use Permit to allow an 8 fuel dispenser (16 pump) automobile service station on this 2.14 acre site. Access is from both Dobson and Broadway Roads into the site with full vehicular circulation around a freestanding store. The Zoning Ordinance requires a Special Use Permit for a service Station in the LI zoning district. The Ordinance also allows the Planning & Zoning Board to consider this SUP in conjunction with the Site Plan Review. (See §11-66-2-C-2.) Architecture and landscaping were discussed by the Design Review Board at their January 8, 2014 work session. The Board's comments did not have an impact on the site design proposed with this request. The applicant will respond separately to comments related to the building design and landscaping to receive Design Review approval.

DEVELOPMENT STANDARDS

The proposed site plan conforms to the development standards of the Zoning Ordinance in regards to setbacks, parking, landscaping, and foundation base. The applicant is not requesting deviations from standards.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan which included mailing letters to all property owners within five hundred feet of the site and registered neighborhoods and homeowners associations within 1000'. The applicant posted the property per requirements and mailed notification letters for the public hearing to the same radius. Both the applicant and staff have received a few inquiries about the proposal. The primary concern from the public is related to the closing of the nearby QuikTrip at Broadway Road and Valencia. The neighbor fears that another vacant building will contribute to blight in the area. Staff has attached the email to the staff report for reference.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site as General Industrial. This designation identifies areas where intensive or hazardous manufacturing, assembly, and storage operations and indoor/outdoor storage takes place. Residential use is not permitted in this category. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. General Industrial areas are to be isolated and are appropriately buffered from other less intense employment or residential areas. General Industrial areas are located on and with direct access to principal arterial and arterial streets, rail facilities, and airports. Although the proposed use is not industrial, it is a permitted use in the LI zoning district and therefore in conformance with the General Plan.

STAFF ANALYSIS

This request is for site plan review of an underutilized parking lot on an arterial corner. There is cross-access provided to the existing industrial site to the north and west. The current proposal develops the site to current development standards. No modifications to Code are being requested.

The second part of this request is a **Special Use Permit** for the service station in the Light Industrial zoning district.

FINDINGS

- A Special Use Permit (SUP) is required for the operation of all fueling stations manned or unmanned within the City of Mesa. This SUP would allow the operation of 8 fuel dispensers (16 pumps). The proposed fueling station is compatible with the surrounding area, which is comprised of primarily industrial uses and will provide a service to those individuals working in the area.
- Approval of this project will advance the goals and objectives of and is consistent with the policies of the General Plan.
- The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area.

CONCERNS:

The applicant has worked with staff to resolve minor concerns related to design and pedestrian connections.

CONCLUSION:

Staff recommends approval the Site Plan and the Special Use Permit with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.