

Special Use Permit

Project Narrative

For

Speedway Convenience Store

& Fuel Station

SWC Pecos & Ellsworth
Mesa, AZ 85212

PREPARED FOR:
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PREPARED BY

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H.E. PROJECT NO. BARN001

May 13, 2019

CITY OF MESA
Development Services/ Planning Division
55 N Center St
Mesa, AZ 85201

**Re: Special Use Permit (SUP) for a Proposed Speedway brand
Convenience Store & Fuel Station**

Dear Planning Team:

We are pleased to be making our submittal for a SUP for the proposed Speedway Convenience Store and Gas Station. The project encompasses approximately 2.32 acres of land located at the SWC of Pecos Road and Ellsworth Road in Mesa, Arizona. This request seeks to obtain approval for a Special Use Permit for a fuel station that would be an integral part of a commercial corner that includes a Speedway convenience store and Speedy Café.

Speedway based in Ohio operates approximately 2740 stores in 22 states mostly throughout the mid-west and east coast. This will be Speedway's introduction to Arizona and the southwestern United States. Speedway's business model focuses on convenience and value with a commitment to service with integrity.

The proposed use is consistent with the policies of the Mesa 2040 General Plan. The location, size, design and operations of this retail use are also consistent with the purpose of the general plans Employment district under subtype Business Park and Industrial uses as a supporting secondary use.

Current Site Conditions: The existing site is approximately 69.36 acres of vacant land surrounded by farmland and low density residential. The site is part of the Mesa Germann Business Park Minor Land Division (MLD) and would comply with the Mesa Gateway Logistics Design Guidelines. The general plan designation is currently within the Character Type of Employment and borders the Phoenix-Mesa Gateway Specialty District. City of Mesa zoning for the site is Light Industrial (LI) and the specific City of Mesa Land Use designation is Agriculture. The property is within council district 6. The site is served by City of Mesa water, electric service to the site is provided by Salt River Project.

Employment District: The General Plan outlines Employment District with Employment-Centric uses to include Industrial Warehousing/Outdoor Storage with supporting Retail Uses all in a

high quality setting. Our proposed Speedway Convenience Store and Fueling Station at the immediate corner will include a 10 pump fuel station, a Speedy Café and a convenience store will primarily serve the adjacent light industrial uses with a place to fuel your vehicles and will provide a place to grab a quick bite to eat for during the work day. The site will serve the already growing adjacent industrial uses with a much-needed convenience store in addition to the future master planned phases of the Mesa Gateway Logistics & Commerce District.

Strategic Development Plan:

Focus: Logistics and Commerce District of the Gateway Strategic Development Plan Area with heavy and light industrial, Business and Commercial/Retail Uses predominately within this district providing a high-quality employment environment.

Form: High Quality Development & Architecture focused on larger building masses and sites. Pedestrian-oriented design for retail and office areas with special consideration for building form and providing screens along arterials.

Our development encompasses city goals by providing high quality Site and Sustainable Building design with much needed retail services that will support higher intensity Industrial Uses such as warehousing and outdoor storage/business park/manufacturing. The site will also participate in creating the much-needed off-site infrastructure to Ellsworth and Pecos Roads. We feel our proposed convenience store and gas station will provide a quality support service to future higher intensity uses contributing to an overall balanced planned community.

Special Use Permit Criteria:

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies. **Existing L1 Zoning and General Plan “Employment” District designation all support our proposed Development consisting of a convenience store with gas. A SUP is required for the fueling stations component of our development.**
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. **Existing L1 Zoning and General Plan “Employment” District designation all support our proposed Development. Said proposed Development will consist of an overall 2.36 Acres. Proposed Development will**

consist of providing high quality Site and Sustainable Building design with much needed Retail Uses that will support higher intensity Industrial Uses such as warehousing and outdoor storage/business park/manufacturing with special care to retail uses along Arterial providing much needed Off-site improvements to Ellsworth as well as Pecos Rd extension east of Ellsworth.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City. **Existing L1 Zoning and General Plan "Employment" District designation all support our proposed Development being surrounded by L1 Zoning with each Intersection Corner being L1 Zoning. Our proposed Development is within the Logistics & Commerce District of the Gateway Strategic Development Plan which focuses and promotes Light to Heavy Industrial Uses while giving Retail Uses similar prominence and support in larger planned Sites with careful thought to vehicular and pedestrian connectivity, all which we reiterate our Proposed Development will meet and exceed the goals of District and General Plan.**
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project. **Our proposed Development will require several Off-Site Improvement Components we have discussed with City Staff and will be designed and built by the Mesa Gateway Logistics Master developers. Utilities: Water Line will need to be extended South approximately ½ mile from the north to be extended to the southern boundary of our proposed Development. Sewer Line will need to be extended East of Ellsworth. We have initiated discussions with Staff in regards to being included in a Development Buy-In Agreement at an applicable time.**

The proposed facility will include proposed 4,608 SF main building that will include a Convenience Store with a Café. We are also proposing a Fuel Canopy and 38 on-site parking spaces. **Section 11-31-11 Convenience Markets: The Proposed Convenience Store will be approximately be 4,608 SF which will be in compliance with Section 11-31-11 and does not abut residential zoning. Section 11-31-25 Service Stations: Our proposed Speedway meets the Land Use regulations as outlined in this Section including a minimum 100' Street Frontage with 317' fronting Ellsworth Loop Road. The maximum number of Service Stations permitted at Arterial Intersection is two. Currently one exists. Pump Islands shall be covered with a Pump Canopy: We are proposing to have Canopy that will**

complement building design. Landscaping shall be comprised of 10% of Site Area: **We are currently proposing 43% of the site shall be landscaped.** Fencing shall be masonry: **We are proposing any required Screen Walls to be solid masonry to complement our building design and colors.** Lighting shall be shielded from adjacent properties and Public ROW: **All proposed lighting will be appropriately located and shielded to have "0" FC spillage over property lines.**

When required, the review of the Special Use Permit for a Service Station shall include a review and determination regarding the following items:

1. The use is found to be in compliance with the General Plan, applicable Sub Area Plans, and other recognized development plans or policies, and will be compatible with surrounding uses. **Existing L1 Zoning and General Plan "Employment" District designation all support our proposed Development consisting of a Speedway Convenience Store with gas. This proposed Use is allowed under L1, with SUP required for the Service Station component.**
2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety Regulations. **We have submitted an initial drawing set with project narrative that we will receive initial staff review and comments which indicate compliance with all zoning, building and fire safety regulations.**
3. A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures **Good Neighbor Policy is being prepared and will be part of the final approval for this SUP.**

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines. **Our initial submittal will indicate compliance with all zoning, building and fire safety regulations with the understanding a formal Design Review Submittal Package will be running concurrently with this SUP, where will be able to address additional site and building criteria in depth.**
5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites. **Our initial submittal includes an initial drawing set with project narrative that we feel is in compliance with all zoning, building and fire safety regulations with the understanding that the formal Design Review Submittal Package addresses additional site and building criteria in depth.**

We appreciate the opportunity to be making our formal Planning and Zoning application for this Special Use Permit and we look forward to your feedback and our forthcoming meeting. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.