



## **SITE PLAN MODIFICATION, DESIGN REVIEW AND SPECIAL USE PERMIT NARRATIVE**

**QT #1422 – NWC of Gilbert Road & Southern Avenue**  
1956 E. Southern Ave., Mesa AZ 85023



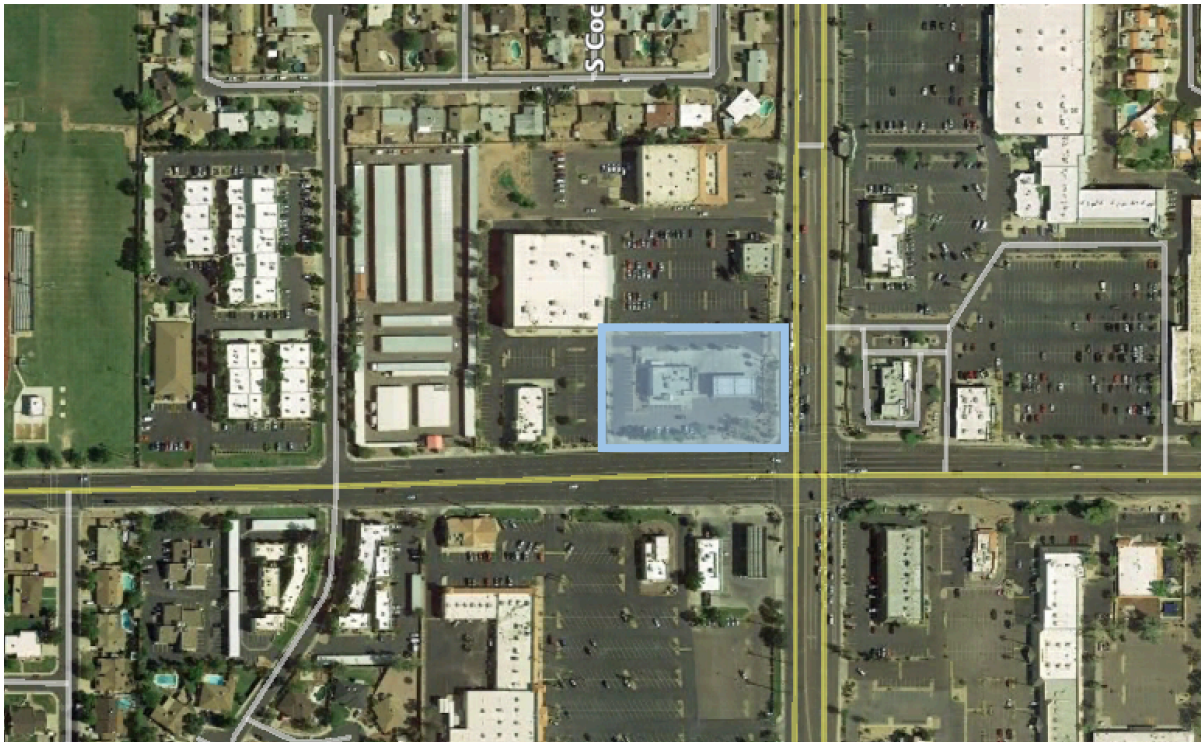
**APPLICANT:**

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## **DESCRIPTION OF REQUEST**

QuikTrip is requesting a Site Plan Modification, Design Review approval and a Special Use Permit to construct and operate a new store with convenience and fuel options located at the northwest corner of Southern Avenue and Gilbert Road. The subject site is highlighted in blue below:



The site is currently an old Chevron gas station and convenience store built under the prior code and thus is without the safety provisions or design considerations the City of Mesa has in place today.

In order to construct a new store, QuikTrip is requesting a Site Plan Modification, Design Review and a Special Use Permit to allow a service station with fuel in the General Commercial (GC) zoning district. The new QT will have the same uses as the existing site, but the previous Special Use Permit was processed under the C-3 zoning category (which no longer exists but became the GC zoning district). QuikTrip plans to demolish the existing gas station and convenience store to construct its newest store at this location featuring upgraded materials and an improved design.

## **EXISTING CONDITIONS**

The site currently an existing Food Mart with Chevron fuel station exists at the northwest corner of Gilbert & Southern. Directly to the north is a new coffee shop currently under construction. The site is surrounded to the west and north by an existing multi-use commercial center. Several auto parts stores and a Banner Urgent Care are located to the north and east of the site. The subject site is zoned General Commercial with the General Plan 2040 Mixed Use Activity District and Proposed Transit Corridor.

## **BUILDING DESIGN**

Our proposed building, a QuikTrip, has upgraded architectural features more distinct and quality materials than the existing building.

The proposed store is approximately 5,000 square feet. The building will be predominantly brick construction in “Bronzestone” – a traditional red color – with accent bands and columns of contrasting “Midnight”. Pedestrian shading is provided by metal awnings with red components. The store will also feature large windows with steel framing, creating a sleek juxtaposition to the brick elements.

Inside, this QuikTrip will feature a full-service counter which will provide a large variety of products to our customers including ice cream cones, pizza, warm pretzels, toasted sandwiches and now full sub sandwiches. Hot and cold specialty coffees, smoothies and shakes are also served at the full-service counter.

Outside the store, the fuel canopy has been designed to complement the architecture of the store and contains the same metal elements in the fascia for site cohesiveness. The canopy will be a double stack eight, to serve up to 16 automobiles at a time.

QuikTrip’s store will be open 24 hours a day, 7 days a week. This store will employ dozens of individuals, and the number of employees present will vary depending on demand. However, QT expects anywhere from 2-6 employees on site at any given time.

## **COMPLIANCE WITH ZONING ORDINANCE SECTION 11-31-25**

The proposed QT meets the requirements of the City of Mesa Zoning Ordinance, Section 11-31-25: Service Stations in the following ways:

- A. Replacing the existing Chevron “service station” with the proposed QuikTrip will not change the number of fuel options at the arterial intersection of Southern Avenue and Gilbert Road (two), and meets this Code restriction.
- B. The site features nearly 180’ of frontage along Southern Avenue and 207’ along Gilbert Road, exceeding the minimum street frontage of 100 feet set forth in this Code provision.
- C. The proposed store will feature fuel canopies that cover the pump islands and whose architectural features compliment the design of the main structure.
- D. The proposed QT site will provide approximately 20% landscape coverage, exceeding the 10% minimum required in this Code provision.
- E. The proposed QT features a 36-inch masonry screen wall in accordance with this provision of the Code.
- F. Lighting on the exterior of the site will comply with the requirements of this provision of the Code.
- G. Trash receptacles are proposed at every pump island consistent with the requirements of this provision of the Code.
- H. This provision does not apply to the subject site as it is not located within a “-U” designated district.
- I. Criteria for Special Use Permit is detailed further in the following section.

## **SPECIAL USE PERMIT**

We believe that the proposed QuikTrip service station at the northwest corner of Southern Avenue and Gilbert Road will conform to the criteria for a Special Use Permit, per Section 11-31-25.I of the Mesa Zoning Code:

*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; and*

The site has a General Plan designation of Mixed-Use Activity District and a sub-type designation of Community-Scale District. The district allows for automobile related activities, especially at intersections of arterial streets which typically have heavy vehicular use. The site has long been a service station with fueling, and by rebuilding the existing store with a more attractive store, the use compatibility remains unchanged.

*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; and*

The plan for the new QuikTrip store included in this submittal meets the current zoning code. While the use remains the same, the newer building addresses the modern Mesa standards.

*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; and*

Please see the section below referencing the “good neighbor policy”.

*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.*

The proposed Site Plan is in conformance with the Development Standards in the Mesa Zoning Code, Table 11-6-3A for Commercial Districts (GC):

	General Commercial (GC)	Proposed QuikTrip
Minimum Lot Area	5,000 sq. ft.	50,458 sq. ft. (Net)
Minimum Lot Width	50 ft.	284.85 ft.

Minimum Lot Depth	100 ft.	168.65 ft.
Maximum Height	30 ft.	20 ft.
Minimum Front Setback	15 ft.	91.5 ft.
Minimum Street Setback	15 ft.	167.4 ft.
Interior Setback (West)	15 ft.	15 ft.
Minimum Rear Setback	15 ft.	+18 ft.
Minimum Landscape %	10%	~19%

Additionally, the proposed development standards are shown on the site plan for the QuikTrip store.

*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.*

The site has been designed to provide harmonious pedestrian and vehicular use of the site. The site will have three separate entrances, all at the existing driveway locations on the site, two onto Southern Avenue and one onto Gilbert Road. QuikTrip has assured that adequate parking is provided on site to minimize the stores impact on the adjacent uses and will request an Administrative Use Permit to allow parking in excess of 125% of the minimum Code requirement. Finally, the site will not create dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites of more than ambient conditions and those that exist with the current use.

## **GOOD NEIGHBOR POLICY**

QuikTrip will be sure to conduct business under the proposed “good neighbor policy” described below.

*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;*

QuikTrip’s store will be open 24 hours a day, 7 days a week and a manager will be present during those hours. This store will employ dozens of individuals, and the number of employees present varies depending on demand. However, we expect that during the day there will be anywhere from 2-6 employees on site at any given time. Given the number of employees on site at all times, the site will be maintained per the City of Mesa code.

### **QUIKTRIP CONTACT**

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jrobinso@quiktrip.com

### **COMPLAINT RESPONSE PROCEDURES**

QuikTrip’s top priority is providing the best customer service in the retail industry. A team of Training Managers are used to collect responses from both customers and City Inspectors to remedy any situation. The Division Office can be reached at 480-446-6300 where someone can quickly route any call to the appropriate agent for quick and professional resolution. Alternatively, [www.quiktrip.com](http://www.quiktrip.com) offers a ‘Contact Us’ portal where customers can enter feedback 24/7.

### **LITTER CONTROL MEASURES**

Maintaining a clean outside appearance not only provides a higher level of customer service, it also is an effective tool for QuikTrip employees to continuously monitor onsite activities. Per policy, Managers are to perform a shift walk upon arrival prior to relieving the previous Manager. This shift walk includes patrolling the property to pick up any trash or debris on site. Additionally, every hour, an Employee is to perform outside upkeeps to sweep the site and check landscape areas for debris.