



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

August 14, 2024

CASE No.: ZON24-00145	PROJECT NAME: WM Fuel Mesa 5349
Owner’s Name:	Trent Rachel, Walmart Stores Inc.
Applicant's Name:	Ryan Alvarez, Kimley-Horn
Location of Request:	Within the 8200 to 8400 blocks of East Guadalupe Road (south side). Located west of Hawes Road and south of Guadalupe Road.
Parcel No(s):	304-04-820
Request:	Major Site Plan Modification
Existing Zoning District:	LC
Council District:	6
Site Size:	7± acres
Proposed Use(s):	Service Station
Existing Use(s):	Vacant
Hearing Date(s):	August 14, 2024 / 4:00 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **February 22, 1990**, the City Council annexed the project site into the City of Mesa as part of a larger 1,722± acre annexation (Case No. A88-013; Ord. No. 2482).

On **April 2, 1990**, the City Council established zoning on 1,776.4± acres of recently annexed land, including the subject site, to Agricultural (AG), Suburban Ranch (RS), and C-2 (Limited Commercial [LC]) (Case No. A88-013; Ord. No. 2482).

On **January 21, 1996**, the City Council approved a rezoning from Agricultural (AG) to R1-7 (RS-7), R1-6 (RS-6), R1-6 PAD (RS-6 PAD) for a Development Master Plan to allow for a single residence community containing approximately 770 lots and a 16-acre commercial tract, including the subject site (Case No. Z95-106; Ord. No. 3134).

On **June 2, 2003**, the City Council approved a site plan review to allow for the development of a neighborhood market on 14.6± acres (Case No. Z03-016; Ord. No. 4073).

On **August 6, 2003**, the Design Review Board reviewed and approved a 30,690 square foot Walmart Neighborhood Market (Case No. DR03-055).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to the previously approved site plan for the property to allow for the development of a service station (Proposed Project). The site plan was approved in 2003 (Case No. Z03-016) and included a service station. The corresponding ordinance (Ordinance No. 4073) included a condition of approval requiring review and approval of a Special Use Permit (SUP) by the Board of Adjustment for the service station. The applicant has submitted a companion Board of Adjustment application for the SUP (Case No. BOA24-00092).

The applicant is proposing minor changes to the layout of service station, which are normally considered a Minor Site Plan Modification for administrative approval. However, per Section 11-69-7 of the Mesa Zoning Ordinance (MZO), a modification of an approved site plan that requires a SUP cannot be approved administratively, and is therefore considered a Major Site Plan Modification, and as such is required to be heard by the Planning and Zoning Board and City Council.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character type designation on the property is Neighborhood Village. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Village character type is to provide for the regular shopping and service needs of the nearby population. These centers serve as the focal point for the surrounding neighborhoods and residents.

The Proposed Project complies with the character type by furthering the availability and accessibility of the existing business and fuel access to the surrounding area.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-1 of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Per Table 11-6-2 of the City of Mesa Zoning Ordinance (MZO), service stations with a fuel canopies are allowed use in the LC zoning district with a Special Use Permit.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Guadalupe Road) RS-7-PAD Single Residence	North (Across Guadalupe Road) RS-7-PAD Single Residence	Northeast (Across Guadalupe Road) RS-7-PAD Single Residence
West LC Commercial	Project Site LC Commercial	East (Across Hawes Road) RM-2-PAD Multiple Residence
Southwest LC Commercial	South RS-6-PAD-PAD Single Residence	Southeast (Across Hawes Road) RM-2-PAD Multiple Residence

Compatibility with Surrounding Land Uses:

The project site is currently part of a group commercial center located on the southwest corner of Guadalupe Road and Hawes Road. The properties to the south and west are single residences while the properties to the north across Guadalupe Road and to the northeast across both Guadalupe Road and Hawes Road are also single residences. To the east, across Hawes Road, is a multiple residence development. The proposed site plan modification will be compatible with the surrounding area.

Site Plan and General Site Development Standards:

The proposed site plan shows the development of a 609 square foot service station building and a 4,313 square foot fuel canopy on the northern portion of the site within a vacant pad site.

The fuel canopy will contain six pumps and will be located adjacent to Guadalupe Road. The Service station will be located under the fuel canopy. With the addition of the proposed service station and canopy, the site now requires 113 spaces, per Table 11-32-3 of the MZO, and 206 spaces are provided. Access to the site is from Guadalupe Road and via internal drive aisles.

All landscape areas will be revegetated to be consistent with the landscape plan approved with Case No. DR03-055.

Board of Adjustment:

The companion case for a Special Use Permit for the proposed service station and fuel canopy and will be going to the Board of Adjustment, as per the conditions of Ordinance 4073, on September 4, 2024.

Design Review Board:

The Proposed Project will be heard by the Design Review Board for their August 13, 2024 meeting. Staff will provide the Board with any new information during the scheduled Study Session on August 14, 2024.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process, which included mailing letters to property owners within 1,000 feet of the site, as well as HOAs within ½ mile, and registered

neighborhoods within one mile of the site. Neither Staff nor the applicant have been contacted by any neighbors. Staff will provide the Board with any new information during the scheduled Study Session on August 14, 2024.

Staff Recommendations:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Case No. DRB24-00147.
3. Issuance of an SUP by the Board of Adjustment and compliance with all requirements of Case No. BOA24-00092.
4. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Project Narrative

Exhibit 4-Site Plan

Exhibit 5-Landscape Plan

Exhibit 6-Grading and Drainage Plan

Exhibit 7-Elevations

Exhibit 8-Operations Plan and Good Neighbor Policy

Exhibit 9-Citizen Participation Plan

Exhibit 10-Citizen Participation Report