



Planning and Zoning Board



ZON24-00859

Walmart Fuel Center



Request

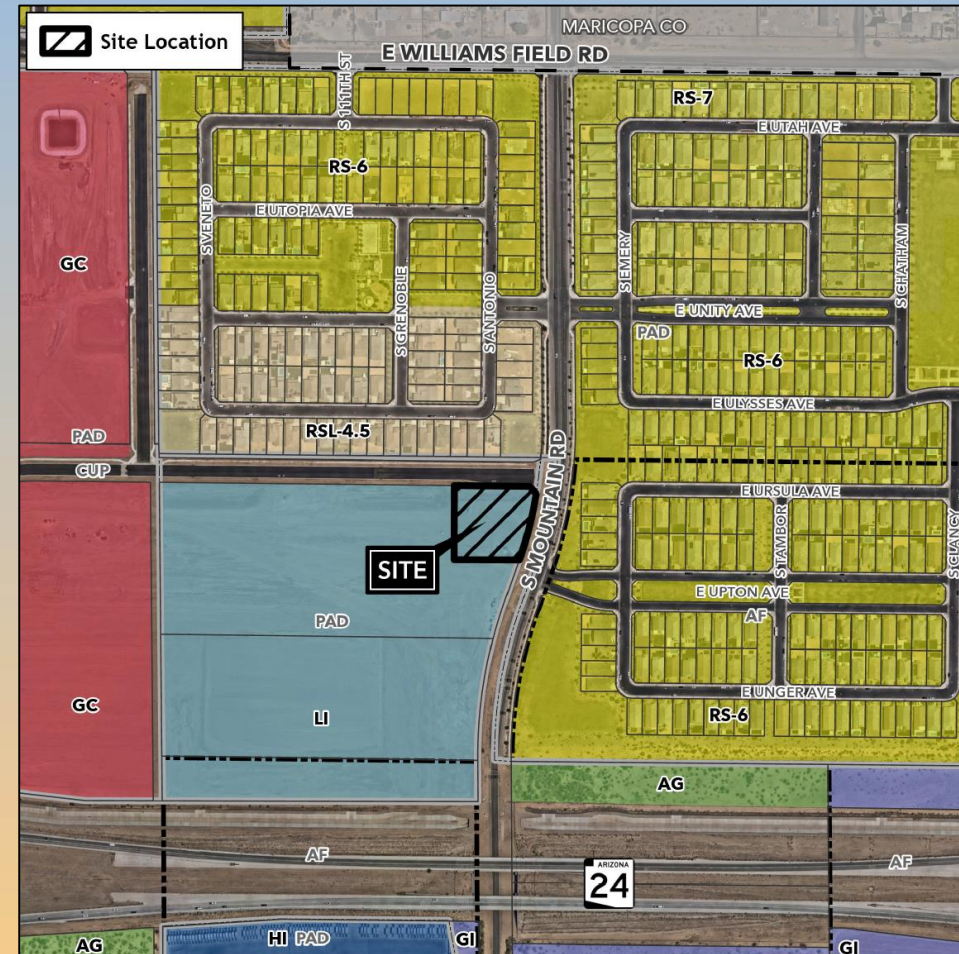
- Site Plan Review and Special Use Permit for a Fuel Center
- A part of a large commercial center, which includes an approved Walmart





Location

- Located on the south side of Gateway Auto Drive
- West side of Mountain Road





General Plan

- LU3. Encourage infill and redevelopment to meet the community's strategic needs.
- Principal Land Use



- Current: LI-PAD, use is allowed with a Special Use Permit





Site Photo

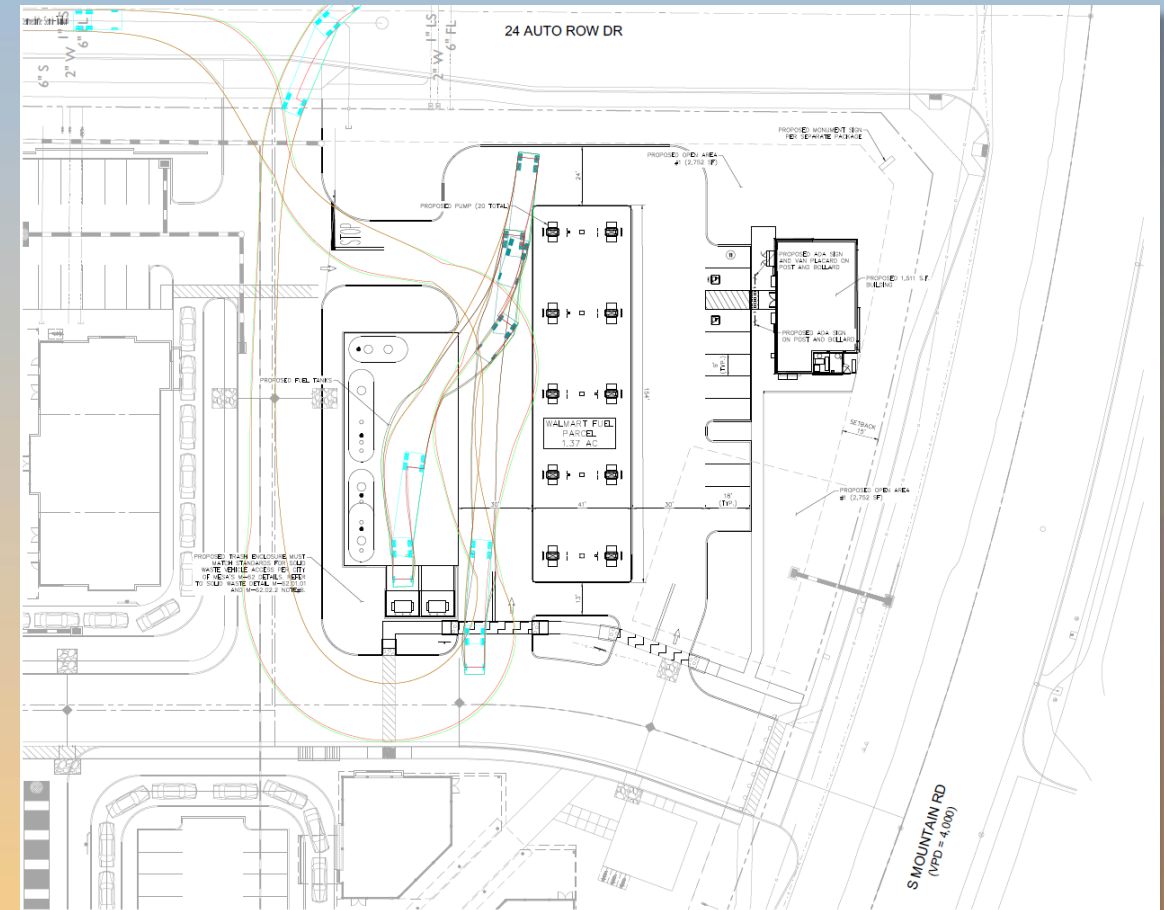


Looking west from Mountain Road



Site Plan

- Ingress/Egress will be via internal drives, with indirect access to both Gateway Auto Drive and S Mountain Road
- Fuel Storage located underground on the western side of the site









Landscape Plan

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.
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TREES



	27	ACACIA ANEURA / MULGA	24" BOX	9'-10" HT X 4'-5" SPR.	1" CAL.
	6	CAESALPINIA CACALACO / CASCALOTE	24" BOX	9'-10" HT. X 3'-4" SPR.	1" CAL.
	6	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	8'-10" HT. X 5'-7" SPR.	1" CAL.
	4	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM	24" BOX	9'-11" HT. X 4'-5" SPR.	1" CAL.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
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SHRUBS

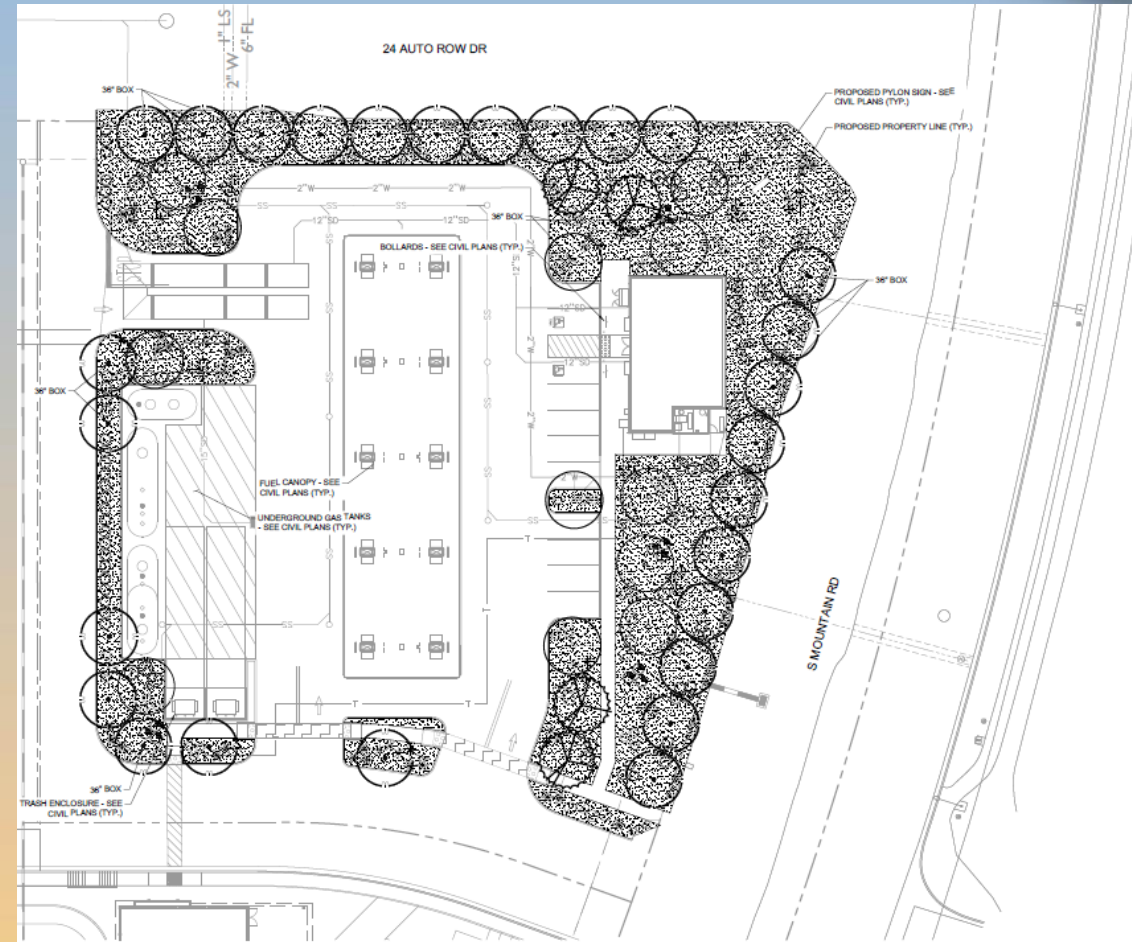
	28	AGAVE AMERICANA / CENTURY PLANT	5 GAL.	4' O.C.
	18	CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER	5 GAL.	5' O.C.
	33	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	3' O.C.
	27	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / RIO BRAVO LANGMAN'S SAGE	5 GAL.	4' O.C.
	53	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' / CIMARRON BLUE RANGER	5 GAL.	4' O.C.
	46	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	4' O.C.
	15	RUPELLIA BRITTONIANA / MEXICAN PETUNIA	5 GAL.	4' O.C.
	63	RUPELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.	4' O.C.
	21	TECOMA STANS 'GOLD STAR' / YELLOW BELLS	5 GAL.	4' O.C.

GROUND COVER

	61	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL.	3' O.C.
	38	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL.	4' O.C.

INERTS

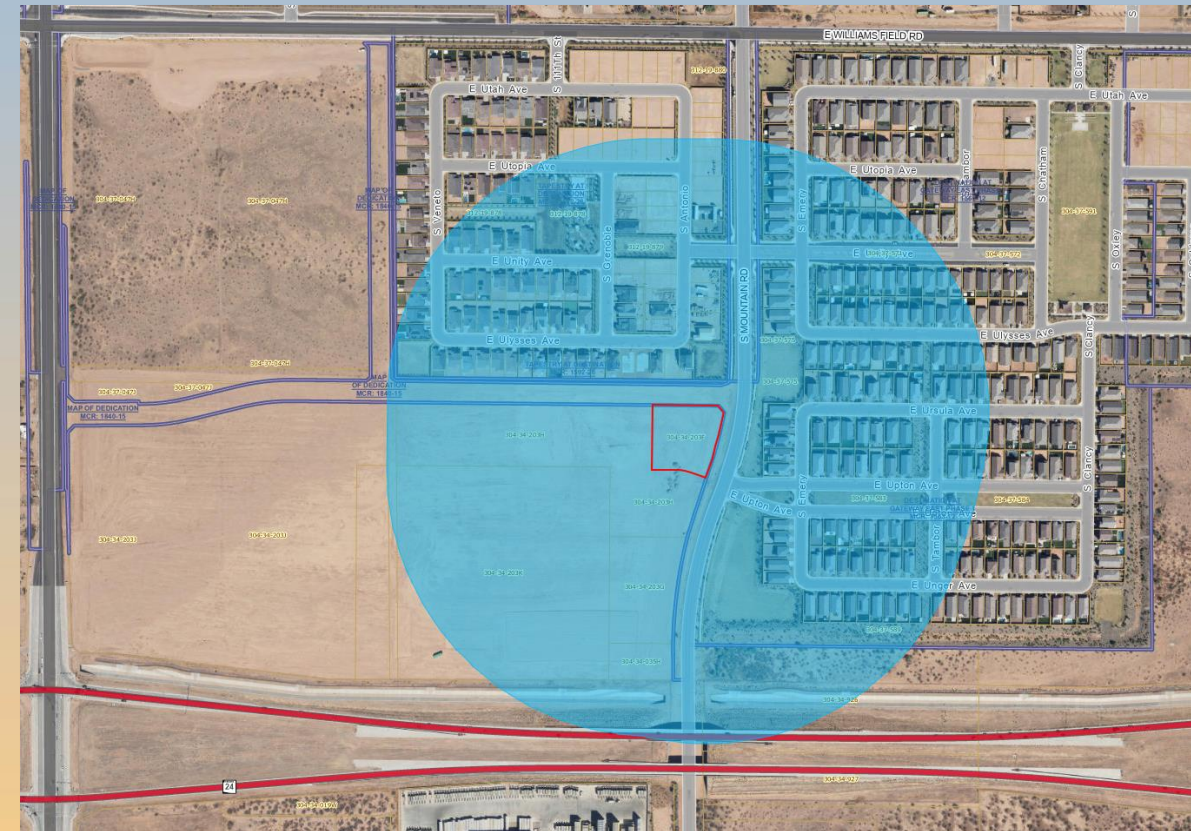
	20,286 SF	2" DEPTH DECOMPOSED GRANITE 1/2" SCREENED, COLOR: DESERT GOLD. MAUFACTURER: ROCK PROS USA	-
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Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting on February 4, 2025, with 17 residents in attendance.
- Questions related to:
 - Access to the site
 - Hours of gas delivery
 - Music in the parking lot
 - Surveillance on the property
 - Propane sales
 - The number of service stations proposed and their location
- One call received by staff with





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 31 of the MZO for an SUP for a Fuel Center
- ✓ Complies with Chapter 70 of the MZO for SUP

Staff recommends Approval with Conditions



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