




# Planning and Zoning Report

Date	August 27, 2025		
Case No.	ZON24-00859		
Project Name	Walmart Fuel Center		
Request	<ul style="list-style-type: none"><li>Site Plan Review and Special Use Permit for a service station</li></ul>		
Project Location	1,380 feet south of the southwest corner of East Williams Field Road and South Mountain Road		
Parcel No(s)	304-34-203E		
Project Area	1.4± acres		
Council District	District 6		
Existing Zoning	Light Industrial with a Planned Area Development		
General Plan Designation	Regional Center - Evolve		
Applicant	Sean Lake, Pew and Lake		
Owner	BCB Group Investments LLC		
Staff Planner	Josh Grandlienard, Senior Planner		

## Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the review criteria for Site Plan Review outlined in MZO Section 11-69-5, the criteria for a service station outlined in MZO Section 11-31-25 and the criteria for a Special Use Permit outlined in MZO Section 11-70-5.

**Staff recommends approval with conditions.**

## Project Overview

**Request:**

The applicant is requesting approval for an Initial Site Plan and Special Use Permit (SUP) to allow for a service station with an associated convenience market (Proposed Project).

**Concurrent Applications:**

- **Design Review:** The Design Review case is being reviewed by planning staff concurrently with this application and is being reviewed for consistency with the Destination at Gateway Design Guidelines.

**Site Context**

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**General Plan:**

- The Placetype for the site is Regional Center; the Growth Strategy for the entire project site is Evolve.
- Convenience Services are a principal land use in the Regional Center Placetype
- The Proposed Project is consistent with the Regional Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
  - ED5. Promote Mesa as a regional commercial, entertainment, and tourist destination.
  - LU5. Encourage the development of vibrant activity centers in Downtown and throughout the City.

**Zoning:**

- The project site is zoned Light Industrial with a Planned Area Development Overlay (LI-PAD).
- A service station is an allowed use in the LI zoning district with approval of a Special Use Permit.

### Surrounding Zoning & Use Activity:

The proposed service station is compatible with surrounding land uses, which include future commercial development and existing single residence developments.

<b>Northwest</b> (Across Gateway Auto Drive) RSL-4.5-PAD Single Residence	<b>North</b> (Across Gateway Auto Drive) RSL-4.5-PAD Single Residence	<b>Northeast</b> (Across Mountain Road) RS-6-PAD Single Residence
<b>West</b> LI-PAD Vacant/Future Retail	<b>Project Site</b> LI-PAD Vacant/Future Retail	<b>East</b> (Across Mountain Road) RS-6-PAD Single Residence
<b>Southwest</b> LI-PAD Vacant/Future Retail	<b>South</b> LI-PAD Vacant/Future Retail	<b>Southeast</b> (Across Mountain Road) RS-6-PAD Single Residence

### Site History:

- **April 16, 1990:** City Council annexed 626± acre of land, including a portion of the subject property on the east side of Signal Butte Road (Ord. No. 2514).
- **June 4, 1990:** City Council approved a rezoning of recently annexed lands from County Rural (RU-43) to Agriculture (AG) (Case No. Z90-025; Ord. No. 2529).
- **April 4, 2005:** City Council approved a rezoning of a 10± acre parcel, 304-34-203A, from Agriculture (AG) to M-2 (Now General Industrial [GI]) (Case No. Z05-024; Ord. No. 4371).
- **July 12, 2006:** City Council approved a rezoning of an 11± acre parcel, 304-34-203B, from Agriculture (AG) to M-1 PAD (now Light Industrial with a Planned Area Development Overlay [LI-PAD]) (Case No. Z06-046, Ord. No. 4575).
- **June 18, 2018:** City Council approved a Minor General Plan Amendment to change the land use designation on the property from Employment to Neighborhood and rezoned the property from Agriculture (AG) and General Industrial (GI) to Multiple Residence-2 with a Planned Area Development overlay (RM-2-PAD), Small Lot Residential-4.5 with a Planned Area Development overlay (RSL-4.5-PAD), Single Residence-6 with a Planned Area Development overlay (RS-6-PAD), Single Residence-7 with a Planned Area Development Overlay (RS-7-PAD), and Single Residence-9 with a Planned Area Development Overlay (RS-9-PAD), and General Commercial with a Planned Area Development Overlay and a Council Use Permit (GC-PAD) to allow for the development of a master planned community called Destination at Gateway (Case No. ZON18-00142, Resolution No. 11171; Case No. ZON17-00247, Ord. No. 5450).
- **April 15, 2019:** City Council approved modifications to the Destination at Gateway PAD. (Case No. ZON18-00933; Ord. No. 5501).
- **June 17, 2024:** City Council approved a rezoning of the 125± acre site from AG, LI and GI to General Commercial with a Planned Area Development (GC-PAD) and Light Industrial with

Planned Area Development and a Council Use Permit (LI-PAD) for the Berge – Signal Butte and Williams Field (also known as Destination at Gateway) Development. (Case No. ZON22-00267; Ord. No. 5857).

- **May 29, 2025:** The Planning Director approved the Design Guidelines for Destination at Gateway which outlines the requirements for building and site standards for the Destination at Gateway Development.

## Project/Request Details

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### Site Plan:

Per Table 11-7-2, in addition to the general development standards, service stations must also be located, developed, and operated in compliance with standards for the specific use and activities in Section 11-31-25. Staff finds the site plan complies with all development standards.

- **Building Design:** The 1,511 square foot convenience market will be a single-story structure situated in the eastern portion of the site. Along the west side of the building is the proposed fuel canopy and associated fuel pumps.
- **Access:** The ingress and egress to the site will be through the larger Destination at Gateway commercial center, which has access onto Gateway Auto Drive and Mountain Road, with associated pedestrian connections.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), nine parking spaces are required. Per the Site Plan, 11 parking spaces are proposed on site.
- **Landscaping:** The landscape plan includes street frontage landscaping and a plant palette consistent with the overall Destination at Gateway Design Guidelines.

### Special Use Permit:

This request includes a Special Use Permit (SUP) to allow for a service station within the Light Industrial zoning district per Table 11-7-2.A of the MZO. Pursuant to Section 11-66-2(C)(2), the Planning and Zoning Board may hear and take action on SUPs when requested in conjunction with another request requiring action or recommendation by the Planning and Zoning Board

### Approval Criteria - Section 11-31-25(I):

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:** The proposed service station is consistent with the Regional Center General Plan designation and is consistent with the overall development of Destination at Gateway Large Commercial Development.
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:** A plan of operations has been submitted as a part of this application and staff has found that the plan addresses and is in 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:** A good neighbor policy has been provided by the applicant which includes a plan of operations to address any on-site concerns, and includes a contact for the manager of the operations of the facility.
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:** Staff has reviewed the site plan and has found that it meets all requirements of the MZO as well as the overall design requirements of the Destination at Gateway Design Guidelines.
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:** Staff has reviewed the submitted documents and the proposed site plan, which indicates that all drivable surfaces are to be paved and has been designed to reduce the dust, light, noise, smells and traffic impacts and mitigate any impacts to the neighboring uses.

**Approval Criteria - Section 11-70-5(E):**

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:** The Proposed Project complies with the General Plan Designation of Regional Center and is consistent with the Destination at Gateway Design Guidelines.
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 any other applicable City plan or policies:** The Proposed Project aligns with the intent of the Light Industrial zoning district and is part of a larger commercial development, Destination at Gateway, which will feature a Walmart Store as well as additional commercial uses including auto dealerships.
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;** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.

4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

## **Citizen Participation**

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The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

### **Required Notification:**

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- The applicant held a neighborhood meeting on February 4, 2025, with 17 residents in attendance.
- Residents asked questions related to the following items. The applicant's responses are below:
  - Access to the site
    - Access will be provided from Mountain Road and Gateway Auto Drive
  - Hours of gas delivery
    - Gas deliveries will be based on their routing schedule
  - Music in the parking lot
    - Amplified music will not be played from the fuel center. The property owner cannot control the volume that customers play music in their cars
  - Surveillance on the property
    - It is likely there will be 24 hour surveillance
  - Propane sales
    - There will not be propane sales at the service center
  - The number of service stations proposed and their location
    - There will only be one service station at the site
- Staff received one phone call with questions on the overall Destination at Gateway Development. No opposition was expressed.

## **Conditions of Approval**

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Staff recommends **approval** of the Site Plan Review and Special Use Permit subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00553.

3. Compliance with the Destination at Gateway Design Guidelines.
4. Compliance with all applicable City development codes and regulations.
5. Compliance with all requirements of Ordinance 5857.

## **Exhibits**

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Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading Plan

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Good Neighbor Policy

Exhibit 10 – Power Point Presentation