



**SR24 Between Signal Butte and Mountain Road  
Mesa, AZ  
Special Use Permit Project Narrative**

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# Introduction

Pew & Lake, PLC on behalf of Walmart, Inc., is pleased to present this project narrative and related exhibits in support of a proposed Walmart fuel center in Mesa, Arizona. The proposed location is part of a larger, 125-acre retail and auto mall development that is planned for the southwest corner of Auto Row Drive and Mountain Road. The fuel center is part of a larger commercial center, the approximate boundaries of which are shown below, with the approximate location of the 1.37-acre fuel center parcel indicated by the dashed line.



## Request

Our request to the City of Mesa will be for the following:

1. Site Plan Approval
2. Approval of a Special Use Permit for Fuel Sales (Service Station)
3. Design Review

## Project Description

As previously noted, the Walmart Fuel Center is proposed for the southwest corner of Mountain Road and the future Auto Row Drive. If approved, it will be the only fuel center at this intersection. As shown on the site plan provided in the application materials, Walmart is proposing to build an approximately 1,600 square foot building for fuel transactions and snack purchases, along with one canopy that covers ten (10), two-sided fuel dispensing pumps. The small building and fuel canopy are oriented on the site so that they “side” onto Mountain Road. The site is also proposed to be landscaped with three rows of trees along the street frontages, to provide both visual and

sound buffering. At the time of construction, the trees will be no smaller than 24" boxed specimens, to promote fast growth and a thicker canopy at maturity.

The site will be accessed by customers via entry points on Mountain Road, and Auto Row Drive at an intersection with a planned traffic signal. Fuel delivery trucks will enter and exit the site from the entrance on Auto Row Drive. A small parking area will be provided at the front of the store. Lighting along the street frontages will comply with the City of Mesa engineering requirements, and there will be lighting within the site to provide for customer safety, but will be shielded to prevent light trespass from the site.

## Special Use Permit (SUP) Criteria

As outlined in Section 11-70-5(E)1-4, a Special Use Permit for a Service Station may only be granted by the approving body after determining that the project as submitted conforms to certain criteria. Each of the criteria are shown below, and the manner in which this application meets each criterion is shown in bold text.

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;

**RESPONSE: The Site is currently designated in the 2040 General Plan as *Employment* and *Mixed-Use/Activity*. The *Mixed-Use/Activity* designation anticipates a significant retail commercial component that are designed to attract customers from a large radius. This fuel center will be one of the first fuels stations along State Route 24 and will be increasingly important as the freeway extends to the East as planned. It is also important to note that this proposed use is consistent with the Mesa 2050 General Plan land use designation of *Regional Center*. Though not yet ratified by the Mesa voters, the General Plan is expected to be ratified in November of 2024, and become the prevailing long-range planning document for the City.**

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;

**RESPONSE: The site is currently zoned for Light Industrial (LI), with a Conditional Use Permit for *Large Commercial Development*. *Large Commercial Development*, as defined in the Mesa Zoning Ordinance, includes uses, like Walmart, that collectively occupy over 25,000 square feet.**

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; and

**RESPONSE:** The fuel center site has been designed with sensitivity to the existing residential uses in the area. The fuel center faces north, consequently it “sides” onto Mountain Road, across which there is a residential development. By orienting the fuel center this way, residents in their backyards will see only the smallest sections of the fuel center. It is worth noting that, as previously mentioned, the frontage along Mountain Road will be heavily landscaped with three rows of trees to provide additional screening. Also worth noting is that the homes across Mountain Road are over 150-feet away from the fuel center building and canopy. To the north, across Auto Row Drive, there is a large retention basin on the corner, and three planned residential properties. These future residences will be similarly buffered from the fuel center by the width of Auto Row Drive (that has yet to be constructed), and the abundant landscaping on the north side of the fuel center.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

**RESPONSE:** With the development of the overall Walmart Center, Mountain Road will be improved on the west side with additional traffic lanes, and a traffic signal at the corner of Auto Row Drive. There is existing or planned water and wastewater infrastructure in the vicinity. The site has also been planned to provide adequate stormwater retention.

## Special Use Permit; Additional Criteria; Service Stations

In addition to the general Special Use Permit Criteria shown above, Section 11-31-25(l)1-4 of the Zoning Ordinance includes additional criteria that must be met prior to approval of a Service (Fuel) Station. The additional criteria are shown below, with the response provided in bold text.

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

**RESPONSE:** Please refer to response #1 in the previous section of this narrative.

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

**RESPONSE:** A “Good Neighbor Policy” has been included with the application documents and includes a plan of operation for the fuel center. Additionally, the site will receive inspections by the City of Mesa during the construction process, and a final Certificate of Occupancy, when issued, will demonstrate 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; and

**RESPONSE: A "Good Neighbor Policy" has been included with the application documents and includes a plan of operation for the fuel center.**

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.

**RESPONSE: The documents provided in the application include a landscape plan, site plan with parking calculations, building elevations and floorplans. Sign details have been provided but will be reviewed under separate application.**

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.

**RESPONSE: As discussed in this narrative, the site has been designed with adequate parking, with a building orientation that is sensitive to surrounding uses and with lighting that is sufficient for public safety but shielded for the prevention of light trespass. All of these details are shown on the drawings included with the application documents.**

## Conclusion

Walmart is eager to develop one of its most modern fuel stations at this location in Mesa. The Walmart fuel center will provide convenient access to fuel for residents in the area and, when coupled with the Walmart retail store, will provide important sales tax revenue to the City as a whole.