



**PLANNING DIVISION  
STAFF REPORT**

**Planning and Zoning Board**

**January 8, 2019**

CASE No.: <b>ZON19-00711</b>	PROJECT NAME: <b>QuikTrip</b>
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Owner's Name:	Redlands, LLC
Applicant's Name:	Jon Naut, Quik Trip Corporation
Location of Request:	1956 East Southern Avenue. Located at the northwest corner of Southern Avenue and Gilbert Road.
Parcel No(s):	139-06-003P
Request:	Site Plan Review; and Special Use Permit (SUP) to allow the development of a service station with associated convenience store.
Existing Zoning District:	General Commercial (GC)
Council District:	4
Site Size:	1.2± acres
Proposed Use(s):	Fuel station with associated convenience store
Existing Use(s):	Fuel station with associated convenience store
Hearing Date(s):	<b>January 8, 2019 / 4:00 p.m.</b>
Staff Planner:	Wahid Alam, AICP
Staff Recommendation:	Approval with Conditions

**HISTORY**

On **December 7, 1964**, the property was annexed into the City of Mesa (Ord. No. 478) and subsequently zoned to General Commercial (GC).

## PROJECT DESCRIPTION

### **Background:**

The request is to remove an existing fuel station and convenience store and construct a new service station that consist of a 6,165 square foot self-service fuel station with seven fuel pump stations, and an associated 4,993 square feet convenience store. The proposed site plan shows two access driveways onto the site from Gilbert Road and Southern Avenue. These driveways are shared vehicular access with the adjacent retail development to the north and west of the site. Overall, the proposed development will allow redevelopment of the property and enhance appearance of the site.

### **General Plan Character Area Designation and Goals:**

The subject property is located in the Mixed Use Activity district character area with a Community Scale sub-type. Per Chapter 7 of the General Plan, the focus of the Mixed Use Activity districts are large scale community and activity areas that usually have significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers designed to attract people from customers from a large radius. Per the Plan, the Community -Scale Subtype district of the Mixed Use Activity District is primary to serve the population within 4-mile radius and typically contain two big box buildings and associated shops. The Plan envisage that as part of redeveloping older community commercial areas, the Community-Scale subtype may transition into providing a greater mix of uses including office and residential uses and have consist of a more pedestrian friendly environment. The proposed use of the site for a service station conforms to the goals of the Character area designation and contribute to providing fuels service needs of residents within the surrounding areas, as well as contributing to making the area strong and viable center of commercial activity. Per Chapter Seven of the General Plan, retail and services are typical uses found within this sub-type.

Per Mesa 2040 General Plan (page 7-32), the eastern frontage of the site is also located within a Transit Corridor. Per this plan, the focus of the transit corridor is to provide development between stations and stops that are less intensive. To conform with creating the pedestrian friendly environment, the site plan shows sidewalk connecting both Gilbert Road and Southern avenue to the site and demarcation of a clear pedestrian walkways within the site.

### **Zoning District Designations:**

The subject property is currently zoned General Commercial (GC). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), the proposed service station with associated convenience store is allowed in the GC district with a Special Use Permit.

### **Special Use Permit – MZO Sections 11-31-25 & 11-70-5:**

Section 11-6-2 of the Mesa Zoning Ordinance (MZO) requires a Special Use Permit (SUP) for service stations with an accessory convenience market in the GC district. Section 11-70-5 of the MZO outline the requirements for approval of a Special Use Permit. Per this section of the MZO, and SUP can only be granted if the approving body determines that the proposed development has met the SUP requirements specified in the ordinance. In addition, Section 11-31-25 of the MZO outlines specific standards for evaluating an SUP for a service station. The standards include consistency with the General Plan, that the site will be built to or brought into conformance with

current City development standards, and a plan of operation and good neighbor policy be submitted as part of the application.

Staff has reviewed the request and determined it meets the criteria outlined in Section 11-70-5 and Section 11-31-25 of the MZO. The proposed use conforms to the goals of the GC district. Per Section 11-6-1 of the MZO, the purpose of the GC district is to provide indoor retail, limited outdoor display and related services-oriented businesses that serve a large surrounding residential trade area within 4 to 5-mile radius. Automobile oriented services and other community supported services are also allowed in the GC district. In addition, the applicant provided a plan of operation and good neighbor policy ensuring the development is constructed and operated in accordance with all City codes.

**Site Plan and General Site Development Standards:**

The request conforms to the requirements for Service Stations (Fuel Stations) outlined in Section 11-31-25 of the MZO. Per this section of the MZO, the maximum number of service stations permitted at an arterial intersection is two. Currently, there is another service station called Circle K- located at directly to the south of the subject site, across Southern Avenue. Per Section 11-31-25A of the MZO, maximum number of service stations permitted at an arterial intersection is total of two, no additional service stations will be allowed at this intersection of Gilbert Road and Southern Avenue. Per Section 11-31-25B of the MZO, a minimum road frontage of 100 feet is required for the development of a service station. The proposed site plan shows the property has approximately 168± feet of road frontage which conforms to the requirement of the MZO.

Per Section 11-32-3 of the MZO, the maximum allowed parking spaces for the use is 14 stalls. However, the proposed site plan shows 35 parking spaces proposed for development of the site. In accordance with Section 11-32-3C6 of the MZO, the applicant shall be required to submit an application for an Administrative Use Permit to exceed the maximum parking spaces required (see condition #2). Such an application shall include justification to exceed the required number of parking spaces. According to a parking study conducted in 2017, there is a shortage of parking space in the general area which may warrant the justification for additional parking spaces. Overall, the proposed building conforms to the required setback and dimensional standards of the GC zoning district and is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of the MZO.

**Design Review:**

The Design Review Board is schedule to review this project at their January 14, 2019 meeting.

**Surrounding Zoning Designations and Existing Use Activity:**

<p><b>Northwest</b> GC and LC Existing fitness center</p>	<p><b>North</b> GC Existing retail</p>	<p><b>Northeast</b> (Across Gilbert Rd) LC Existing retail</p>
<p><b>West</b> GC and LC Existing retail</p>	<p><b>Subject Property</b> GC</p>	<p><b>East</b> (Across Gilbert Rd) LC</p>

	Existing fuel center with convenience store to be removed	Existing retail
<p align="center"><b>Southwest</b> (Across Southern Ave) LC Existing retail</p>	<p align="center"><b>South</b> (Across Southern Ave) LC Existing retail and fuel center with convenience store</p>	<p align="center"><b>Southeast</b> (Across Gilbert Rd and Southern Ave) LC Existing retail</p>

**Compatibility with Surrounding Land Uses:**

The surrounding properties include existing retail development and an existing service station with associated convenience store directly to the south of the subject site. The subject request for a service station with associated convenience store is planned to replace an existing service station and associated convenience store. Overall, the proposed use will enhance and contribute to redevelopment of the area and will not be out of character with the surrounding uses.

**Neighborhood Participation Plan and Public Comments**

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant nor staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the January 8, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the MZO. The request also conforms with the review criteria for a Special Use Permit outlined in Section 11-31-25 and 11-70-5 of the MZO. Staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Prior to application for a building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the maximum required parking spaces or reduce the parking to comply with the Zoning Ordinance.
3. Compliance with the plan of operation and good neighbor policy submitted.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of Design Review.