



Planning and Zoning Board



ZON25-00324

Circle K Pecos & Sossaman



Request

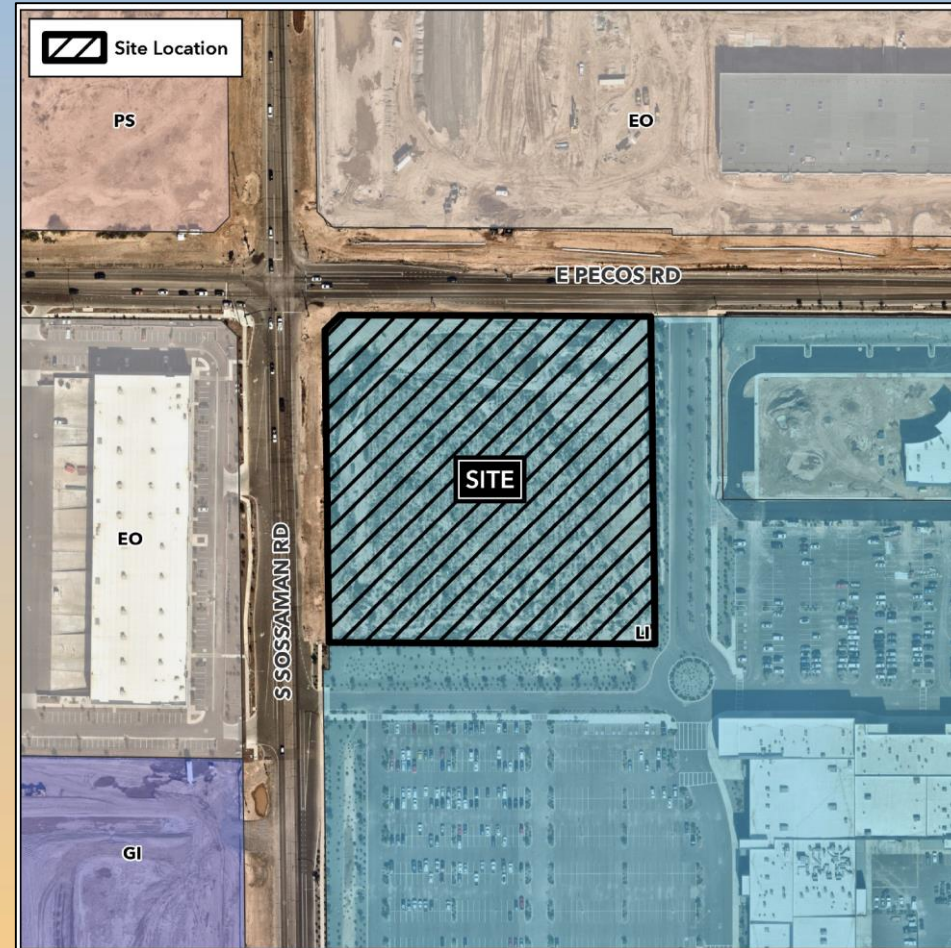
- Initial Site Plan
- Special Use Permit
- To allow for a service station





Location

- South side of Pecos Road
- East side of Sossaman Road

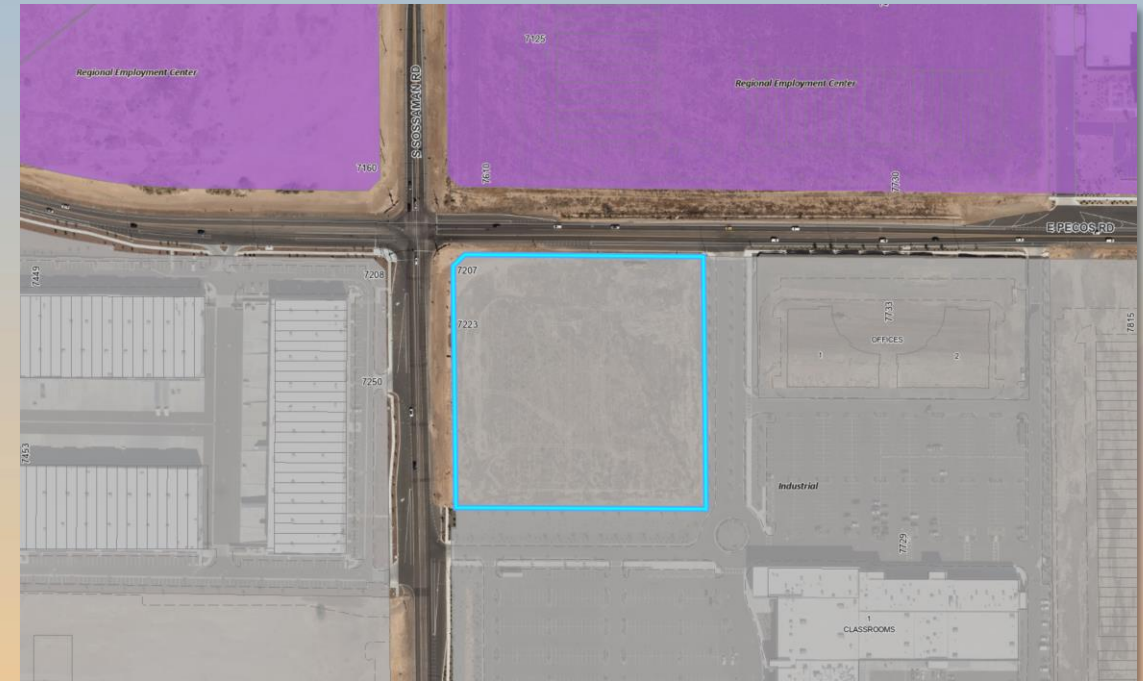




General Plan

Industrial

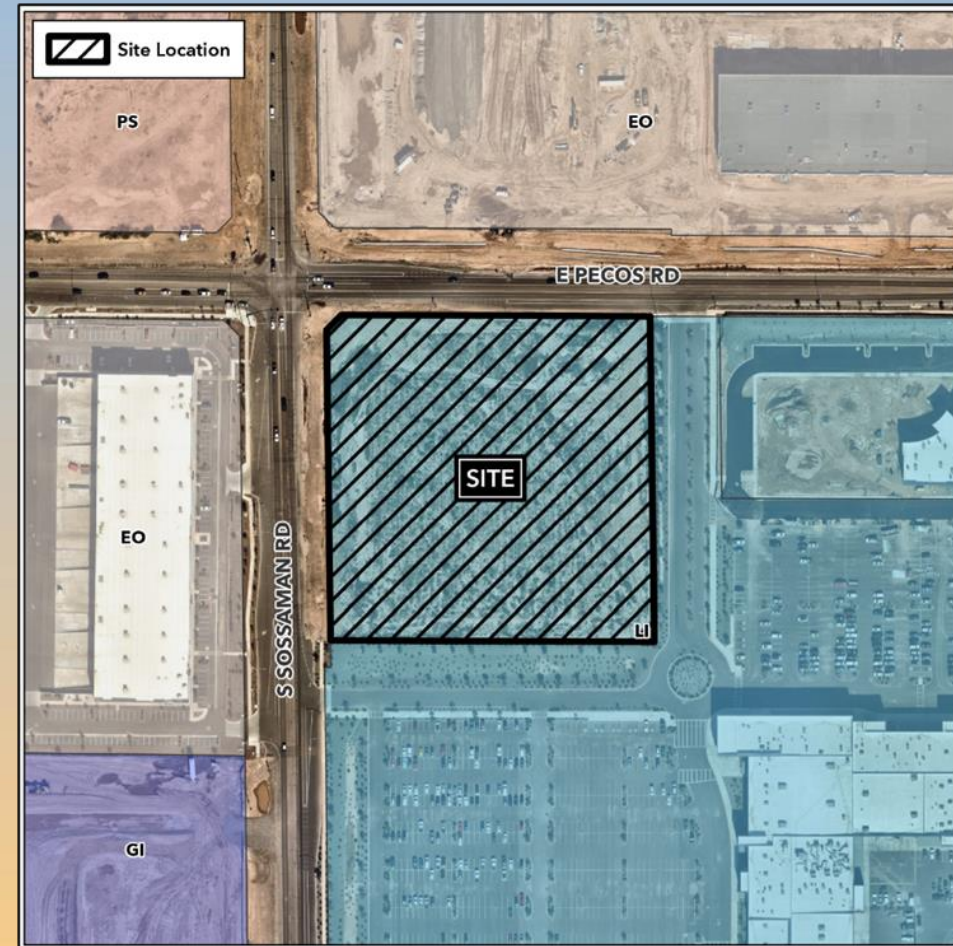
- Convenience Services is a supporting land use
- Intended for high-intensity industrial activities and should have excellent access to arterial roadways, freeways, and rail that can accommodate heavy truck traffic and distribution needs





Zoning

- Light Industrial (LI)
 - Service Stations are a permitted use with the approval of a Special Use Permit (SUP)





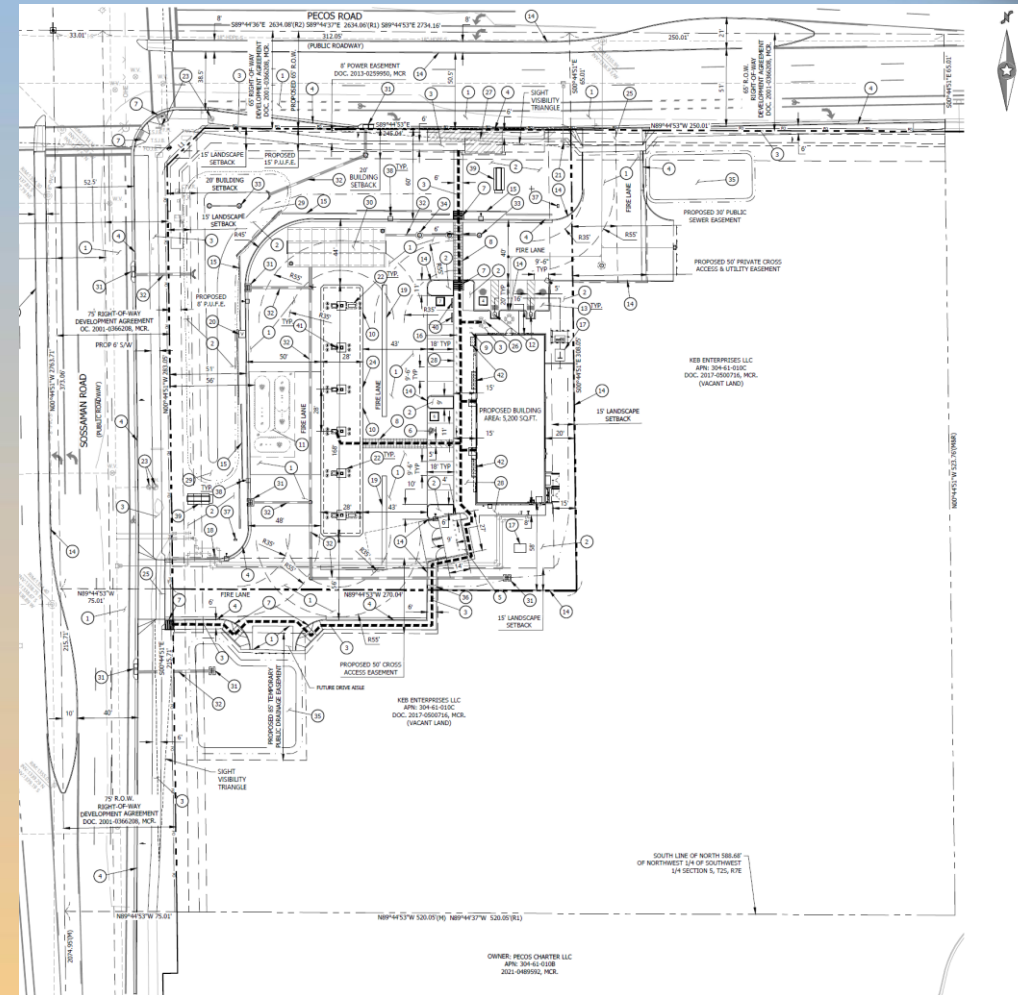
Site Photo



Looking south from Pecos
Road



- Shared access will be provided from Pecos Road and Sossaman Road
- 3,936 square foot, 12 pump gas canopy
- 5,200 sqft c-store
- Four EV charging spaces on the north side





MASTER PLANT LIST

TREES	SIZES / COMMENTS / QTY
EVERGREEN ELM <i>ULMUS PARVIFOLIA 'DRAKE'</i>	36" BOX / 13 QTY / LOW-BREAKING / MATCHED
FRUITLESS OLIVE <i>OLEA EUROPAEA 'WILSONII'</i>	36" BOX / 13 QTY / STANDARD / MATCHED
RED PUSH PISTACHE <i>PISTACIA 'RED PUSH'</i>	24" BOX / 13 QTY / STANDARD / MATCHED
THORNLESS CASICALOTE <i>CAESALPINIA CALACALO 'SMOOTHEE'</i>	24" BOX / 13 QTY / LOW-BREAKING / MATCHED
HYBRID DESERT WILLOW <i>CHILOPSIS LINEARIS 'BUBBA'</i>	24" BOX / 9 QTY / LOW-BREAKING / MATCHED
SHRUBS	
RED YUCCA <i>HESPERALOE PARVIFLORA</i>	5 GAL / 188 QTY
DWARF OLEANDER <i>NERUM OLEANDER 'PETITE PINK'</i>	5 GAL / 93 QTY
WINTER BLAZE EMU <i>EREMOPHILA CARNOSA</i>	5 GAL / 99 QTY
CHUPARRIOSA <i>JUSTICIA CALIFORNICA</i>	5 GAL / 57 QTY
HOPSEED <i>DODONAEA VISCOSA</i>	5 GAL / 127 QTY
GROUNDCOVERS	
TURPENTINE <i>ERCAMEIRA LARICIFOLIA</i>	1 GAL / 92 QTY
NASHVILLE GRASS <i>MUEHLBERGIA RIGIDA</i>	1 GAL / 71 QTY
TRAILING YELLOW LANTANA <i>LANTANA 'NEW GOLD'</i>	1 GAL @ 3.5" O.C. 109 QTY
OUTBACK SUNRISE EMU <i>EREMOPHILA GLABRA</i>	1 GAL @ 4" O.C. 188 QTY
TRAILING ACACIA <i>ACACIA REDOLENS</i>	1 GAL @ 5" O.C. 152 QTY
INERT MATERIAL	
DECOMPOSED GRANITE ROCK PROS - FROST	12" SCREENED, 2' DEPTH, TYP.

PLANTING PLAN

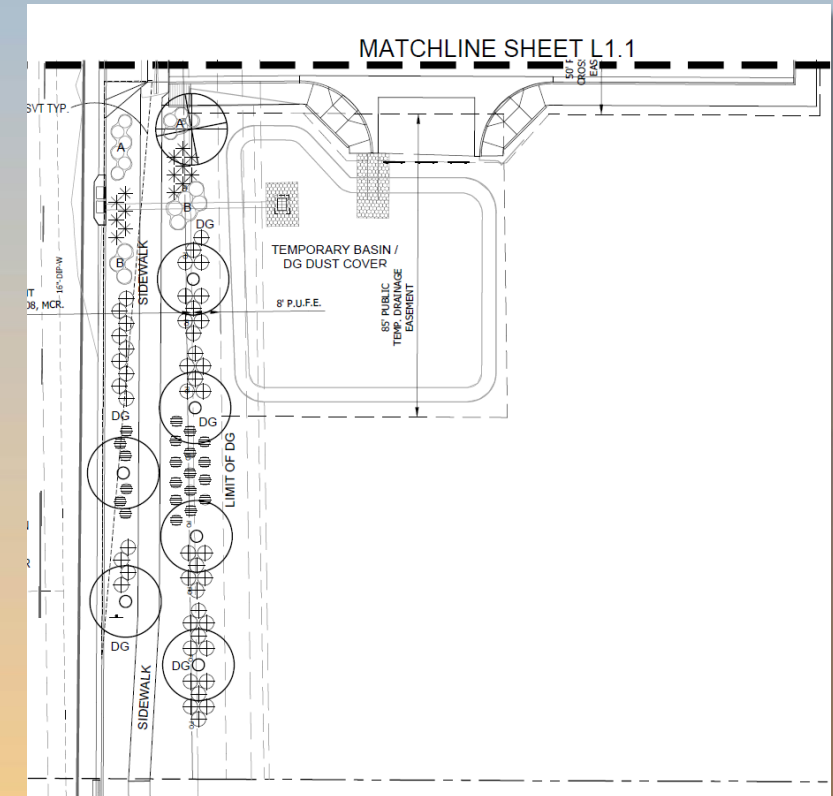
SCALE 1"=20'-0"

Ref. North

0 5 10 20 40

full variation 1.com

MATCHLINE SHEET L.1.2





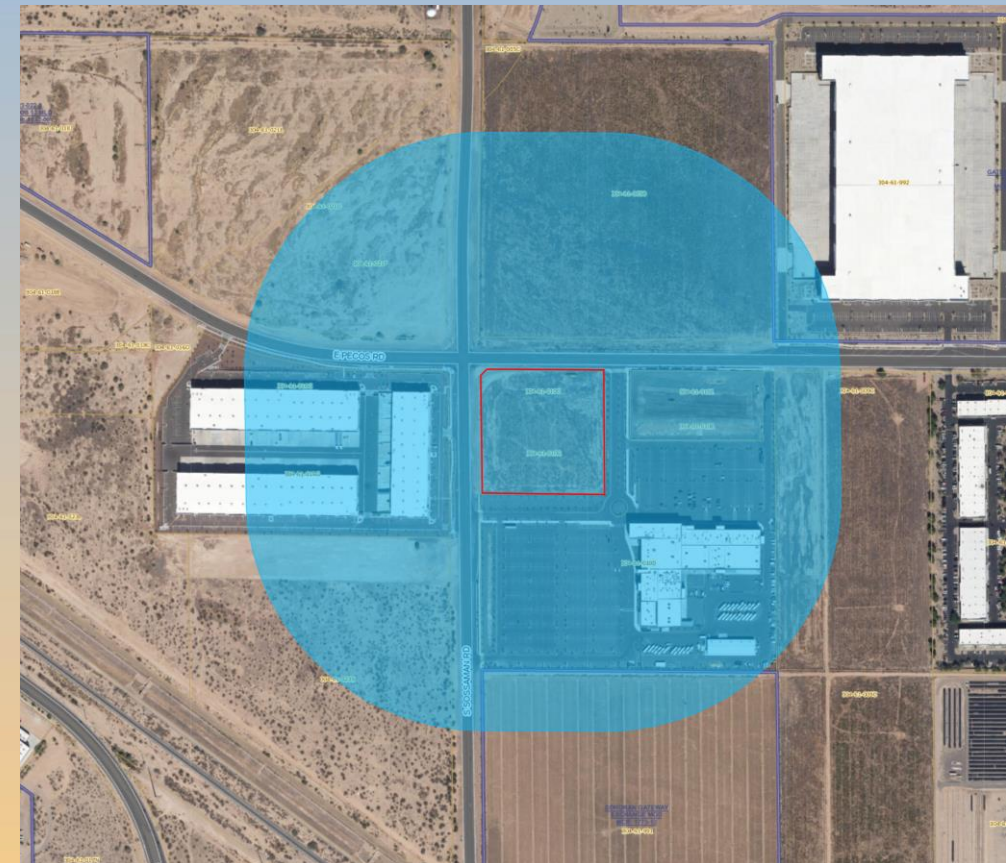
Rendering





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





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 Service Station
- ✓ Complies with Chapter 70 of the MZO for SUP

Staff recommends Approval with Conditions



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