

Special Use Permit, Site Plan, and Design Review Narrative for

Circle K

**Southeast Corner Pecos Road and Sossaman Road
(7223 Sossaman Road, Mesa)**



By:

Circle K Stores, Inc.

Case No.: ZON25-00324
Submitted: April 23, 2025
Updated: July 1, 2025
Updated: October 19, 2025

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I. INTRODUCTION

Circle K Stores, Inc. (“Circle K”) is proposing to develop a convenience store and fuel station on approximately 2.95 gross (1.90± net) acres at the southeast corner of Pecos Road and Sossaman Road (the “Site”). The development will provide essential services to existing and future industrial and commercial developments while incorporating quality design and landscaping elements. To facilitate this development, Circle K requests the following approvals:

- Special Use Permit for the fuel station and convenience market
- Site Plan Approval for the development layout
- Design Review Approval for architecture, landscaping, and site aesthetics

II. SITE AND SURROUNDING AREA

The Site is currently undeveloped and zoned Light Industrial (LI). A fuel station is permitted in the LI zoning district with a Special Use Permit. The Site is situated in the Logistics and Commerce District within the Gateway Strategic Development Plan, an area designated for employment, industrial, and commercial uses.

Surrounding Land Uses:

	General Plan Designation	Zoning	Existing Use
Site	Industrial/Evolve	LI	Vacant Land
North	Industrial	EO	Vacant Land
South	Industrial /Evolve	LI	American Leadership Academy
East	Industrial /Evolve	EO	Parking for American Leadership Academy and Vacant Land
West	Industrial /Evolve	LI	Industrial Buildings

III. BUILDING INFORMATION AND SITE FEATURES

Building Information:

- Building Size: 5,200 sq. ft.
- Building Height: 22 ft. (40 ft. maximum allowed)
- Lot Coverage: 6.3% (90% maximum allowed)

Site Features:

- Parking: 17 spaces + 12 pump parking spaces
 - 12 standard spaces
 - 1 ADA space
 - 4 EV charging spaces
- Canopy: 15.5 ft. height canopy for pump stations
- Landscape Area: 24,086 sq. ft. (29% of site area, minimum 10% required)
- Setbacks:
 - North (Pecos Rd): 20 ft. provided (15 ft. required)
 - West (Sossaman Rd): 20 ft. provided (15 ft. required)
 - East (internal): 15 ft. provided (0 ft. required)
 - South (internal) 15 ft. provided (0 ft. required)

IV. SPECIAL USE PERMIT CRITERIA ANALYSIS

A. Approval of the proposed development 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 Circle K fuel station and convenience store advances several goals, objectives, and policies of the Mesa 2050 General Plan:

- **Industrial Compatibility:** According to the Mesa 2050 General Plan, the Industrial Placetype specifically includes “Convenience Services” as a supporting land use. The proposed development directly fulfills this designated supporting use category, providing essential services that complement the primary employment functions of this district.
- **Growth Strategy Alignment:** The Site falls within the “Evolve” category as shown on the Growth Strategy Map. This designation encourages areas to “transform with land uses and development patterns that align with City priorities.” Industrial Centers with an “Evolve” designation are intended to transform with quality design, provide sufficient amenities to support employees, and provide smooth transitions between land uses as they build out.
- **Complete Communities Strategy:** The development directly supports Strategy N1 of the General Plan, which aims to “Promote complete communities in both existing and new neighborhoods.” By locating essential services like fuel and basic convenience items closer to where people live, the gas station helps achieve the Plan’s goal of creating communities where residents don’t have to “travel farther and longer to access services, which adversely impacts their quality of life.” Gas stations provide infrastructure that residents need regularly, making the surrounding area more self-sufficient.

The General Plan specifically acknowledges that “Currently, gaps exist in Mesa’s commercial offerings. Residents often have to drive miles to meet their everyday needs”. This development will help address this identified gap by providing convenient access to fuel and convenience retail in an area currently lacking such services.

Strategic Alignment with Key Strategies: The proposal advances the following key strategies:

- **Economic Development:** The proposed fuel station directly supports the city’s economic growth strategy by facilitating business expansion and providing essential services to the surrounding industrial and commercial zones. Specifically:
 - **ED1: Business Retention and Expansion:** This development will cater to the needs of existing businesses within the industrial corridor by offering convenient fuel and retail services, reducing the need for employees and logistics operators to travel long distances for such amenities.
 - **ED2: Job Creation and Economic Diversification:** The development will create both temporary construction jobs and permanent employment opportunities, including retail and management positions, contributing to workforce stability in the City. Additionally, the development will increase

sales tax revenue and enhance the commercial vitality of the area, supporting the City's broader economic development initiatives.

- **ED5: Promote Mesa as a regional commercial, entertainment, and tourist destination:** The development enhances commercial service infrastructure in a designated employment center, provides necessary amenities to support nearby workforce populations, and contributes to the commercial vitality of the broader district
- **Land Use and Urban Design:** The development is designed to integrate seamlessly within the existing industrial and commercial corridor, supporting balanced land use and promoting quality urban development in accordance with city planning objectives. Specifically:
 - **LU1: Sustainable Growth and Development:** The development contributes to sustainable land use by utilizing an underdeveloped site for commercial purposes that serve the surrounding employment and industrial zones. By placing essential services such as fuel and convenience retail in proximity to businesses, the development reduces the need for long-distance travel, thereby decreasing congestion and supporting local commerce.
- **Circulation and Mobility (CM1 & CM5):** The site design ensures efficient vehicular movement while incorporating pedestrian connectivity and minimizing traffic disruptions through the following strategies:
 - **CM1: Integrated Transportation Network:** The development is designed with multiple access points to efficiently manage traffic flow, including right-in/right-out driveways on Pecos and Sossaman Roads, facilitating efficient access to fuel and convenience services. The layout prioritizes seamless circulation for both passenger vehicles and delivery trucks, reducing potential congestion at key intersections. It further supports the transportation needs of the regional employment ecosystem.
 - **CM5: Pedestrian and Bicycle Accessibility:** The site plan includes dedicated internal pedestrian walkways that lead to sidewalks along the adjacent arterial streets, connecting the convenience store to surrounding areas, ensuring safe and accessible movement for pedestrians. Additionally, bicycle parking facilities will be provided to encourage alternative transportation modes.
- **Public Facilities and Services (PF2 & PF4):** The development contributes to local infrastructure and enhances community access to essential goods and services through the following measures:
 - **PF2: Infrastructure Improvements:** The development includes roadway enhancements, improved ingress and egress points, and pedestrian connectivity, supporting Mesa's long-term infrastructure goals. The convenience store and fuel station will provide essential services to nearby businesses and travelers, reducing travel times and enhancing overall accessibility.

- **PF4: Essential Services Accessibility:** By establishing a well-located fuel station and retail convenience store, the development ensures that workers, residents, and logistics operators in the area have easy access to fuel, food, and other necessities. This aligns with Mesa’s objective to enhance public services in areas designated for employment and commerce.

B. The location, size, design, and operating characteristics of the proposed development are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable plan or policies

The proposed development is consistent with the purposes of the Light Industrial (LI) district and conforms to the General Plan and other applicable plans:

- **Location and Size:** The 2.95-acre site provides ample space for the 5,200 sq. ft. building, vehicle circulation, and substantial landscaping. The building’s 59.7% lot coverage is well below the 90% maximum allowed in the LI district, providing additional opportunities for landscaping and open space.
- **Design Characteristics:** The contemporary design incorporates quality materials and architectural features. The site layout ensures efficient circulation with two access points (one each on Pecos Road and Sossaman Road), adequate parking, and enhanced landscaping.
- **Operating Characteristics:** As a fuel station and convenience store, the operation will provide essential services to the surrounding employment center and adjacent uses. The operation will include:
 - Fuel dispensers with multiple fuel types
 - Convenience retail
 - Four EV charging stations to support alternative fuel vehicles

Conformance with Plans and Policies: The development conforms to the Mesa 2050 General Plan’s Industrial Placetype, which specifically includes convenience services as a supporting land use. Additionally, strategy ED1 emphasizes attracting businesses and quality jobs, and convenient access to fuel and basic services can support the LI’s employment function by serving workers and commercial vehicles. The corner location at Pecos and Sossaman Roads provides logical placement for a convenience use serving the broader employment corridor.

The development also supports the “Evolve” growth strategy designation by introducing commercial services that serve the surrounding employment uses, supporting the General Plan’s vision of creating a “safe, desirable, family-centered community that offers choices where we live, work, play, and learn.” While the Evolve category is often part of a redevelopment or transition phase of development within the General Plan, in this case, due to the fairly undeveloped nature of the area, the Evolve category encourages this type of integrated mix of uses. A fuel station and convenience store is an extremely important combination among a variety of employment uses. Additionally, the design evolution of Circle K demonstrates strong compatibility between adjacent industrial/employment designs and the proposed development.

C. The proposed development will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed development or improvements be injurious or detrimental to the neighborhood or to the general welfare of Mesa

The proposed Circle K development incorporates numerous features to ensure compatibility with adjacent properties and protect the general welfare of Mesa:

Traffic Management:

- Two access points designed to City standards with appropriate sight visibility triangles
- Internal circulation designed to prevent stacking onto public streets
- 24-foot drive aisles exceeding minimum requirements
- ADA-compliant pedestrian connections

Environmental Protection:

- Stormwater management through retention basins, underground retention system, and drywells
- Oil-stop valves in storm drain manholes to prevent contamination
- Double refuse trash enclosure with gates for screening per City standards
- Underground fuel storage designed with modern safety features

Buffer and Screening:

- 15-foot landscape buffers provided on all sides
- Extensive landscaping (29% of net site area) exceeding the 10% minimum requirement
- Strategic placement of service elements away from adjacent properties

Operational Controls:

- Modern lighting with full cut-off fixtures to prevent light spillage
- Noise mitigation through strategic placement of mechanical equipment
- Regular maintenance and litter control procedures

D. Adequate public services, public facilities and public infrastructure are available to serve the proposed use

The Site has access to all necessary public services, facilities, and infrastructure:

Transportation Infrastructure: The site has frontage on both Pecos Road and Sossaman Road, which are major arterials capable of supporting the traffic generated by the proposed use. The road network provides excellent connectivity to the surrounding area.

Utilities: The site plan shows existing utilities in the vicinity, including water, sewer, and power. These utilities have adequate capacity to serve the proposed development.

Public Safety: The Site is positioned to allow efficient access for emergency vehicles through designated fire lanes around the building and pump canopy. Existing fire hydrants are shown on the site plan, and the building will be equipped with an NFPA 13 fire sprinkler system.

Stormwater Management: The site plan includes comprehensive stormwater management features:

- Retention basins
- Underground retention system
- Catch basins

- Drywells
- Storm drain manholes with oil-stop valves

V. SERVICE STATIONS SPECIAL USE PERMIT – ADDITIONAL CRITERIA

The proposed fuel station also complies with the additional review criteria for service stations found in Section 11-31-25:

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

The development complies with the General Plan as a supporting commercial use in the LI employment district, serving area workers and businesses as contemplated by Strategy ED1. The corner location at major arterials (Pecos/Sossaman) provides appropriate placement for commercial uses, and the layout ensures compatibility with potential adjacent industrial development. No conflicting Sub Area Plans apply to this location.

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

The proposed development complies with the LI zoning requirements, applicable building codes, and applicable fire safety regulations. The plans show proper fuel storage systems, environmental controls, and safety measures meeting all applicable 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

Circle K's development meets the City's "good neighbor policy" through comprehensive operational and design measures:

- **Sound Attenuation Measures:** The significant setbacks and perimeter landscape setbacks create sound buffers from neighboring properties. The building orientation places mechanical equipment (HVAC, coolers, freezers) away from property lines, and the canopy design includes sound-absorbing materials typical of modern fuel stations. Delivery scheduling can be managed to minimize impacts on adjacent properties.
- **Comprehensive Lighting Controls:** The site lighting design includes full cutoff fixtures preventing light trespass beyond property boundaries, LED technology providing precise light distribution, canopy lighting with recessed fixtures minimizing glare, and automatic dimming systems reducing illumination levels during overnight hours (11 PM - 5 AM) while maintaining security standards. All lighting meets Dark Sky ordinance requirements and includes shields directing light downward only.
- **Advanced Traffic Management:** The dual access points on major arterials (Pecos and Sossaman) eliminate neighborhood street impacts, with right-turn movements

encouraged through site circulation design. The 40-foot ADA-compliant driveway accommodates large delivery vehicles, internal circulation separates fuel customers from convenience store parking, and sight distance triangles ensure safe ingress/egress at the busy intersection.

- **Operational Management Structure:** Circle K corporate policy requires designated on-site management with 24/7 contact availability, including: Store Manager contact information posted prominently, Regional Manager oversight for operational issues, Corporate Customer Service hotline (1-800-CIRCLEK) for complaints, and local management required to respond to neighbor concerns within 24 hours with follow-up documentation.
- **Enhanced Litter Control Program:** Daily parking lot sweeping and trash removal, covered trash receptacles throughout the site, employee training on exterior maintenance standards, quarterly deep cleaning of landscaped areas, immediate spill response protocols for fuel and beverage incidents, and partnership with local groups for area beautification efforts.

Circle K is committed to being a responsible neighbor and actively engaging with the surrounding community. They welcome opportunities to meet with nearby businesses, property owners, and community members to address any questions or concerns, and will maintain open lines of communication throughout the development and operational phases.

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.

The proposed development complies with the LI development standards including increased landscaping, proper screening walls for utilities/trash, ADA-compliant parking and accessibility, appropriate signage, and quality architectural design using premium materials and varied facades.

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.

The site provides 17 parking spaces plus pump parking with proper 24-foot drive aisles, separated vehicular circulation minimizing conflicts, paved surfaces controlling dust, comprehensive stormwater management, and screened lighting fixtures reducing glare. There are no neighboring residential sites.

VI. CONCLUSION

The proposed Circle K represents an appropriately designed development that will provide much-needed services to the City's growing employment corridor. The Site has been carefully planned to complement the surrounding industrial and commercial uses, offering convenient access to fuel, food, and other daily necessities for area businesses, employees, and visitors.

This application aligns with the goals and policies set forth in the Mesa 2050 General Plan, particularly the “Industrial” placetype designation and the “Evolve” growth strategy. The development exceeds minimum requirements for landscaping, design quality, and operational standards, and incorporates sustainable features such as EV charging stations and water-efficient landscaping. Comprehensive measures for site security, effective traffic management, and public safety have been integrated into both the design and operational plan.

Circle K is committed to maintaining a high level of site maintenance and being a responsible neighbor, with clear procedures for addressing concerns from the community or adjacent properties. The development will generate new jobs and increase the area’s commercial vitality.

We respectfully request approval of the Special Use Permit, Site Plan, and Design Review for this project.