



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

July 15, 2020

CASE No.: **ZON20-00051**

PROJECT NAME: **Quik Trip# 1427**

Owner's Name:	Val Vista Furniture LLC
Applicant's Name:	Jon Naut, Quik Trip Corporation
Location of Request:	3547 East Southern Avenue. Located at the southwest corner of Southern Avenue and Val Vista Drive
Parcel No(s):	140-58-345A
Request:	Site Plan Review; and Special Use Permit (SUP). This request will allow the development of a convenience market and associated service station
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	1.75 ± acres
Proposed Use(s):	Convenience market and associated service station
Existing Use(s):	General Retail Sales
Hearing Date(s):	July 15, 2020 / 4:00 p.m.
Staff Planner:	Wahid Alam, AICP Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **November 16, 1974**, the property was annexed into the City of Mesa (Ordinance No. 907) and subsequently zoned to Agriculture (AG) (Case No. Z75-013, Ordinance No. 926).

On **June 26, 1979**, the City Council approved to rezone the property from Agriculture (AG) to a R1-9 (currently RS-9) as part of a master planned community. (Case No. Z79-045, Ordinance No. 1247).

On **April 16, 1984**, the City Council approved to rezone the property from R1-9 (RS-9) to Limited Commercial (C-2, currently LC) for development of a shopping center (Case No. Z84-049 & SPR84-004, Ordinance No. 1819).

On **March 17, 1997**, the City Council approved a site plan review for the development of a retail store on the site (Case No. Z97-008, Ordinance No. 3305).

PROJECT DESCRIPTION

Background:

The subject request is for a site plan review and a special use permit to allow the development of a service station and associated convenience market on the property. Per Section 11-6-2 of the Mesa Zoning Ordinance, a special use permit is required to allow a service station and convenience market in the LC zoning district. Currently, there is an existing vacant retail store building on the property which will be demolished to allow the proposed development. The proposed site plan shows the fuel canopy area will consist of approximately 5,477 square feet and the convenience market building will consist of 4,993 square feet. The proposed site plan will keep the existing driveway access from both Southern Avenue and the shared access off of Val Vista Drive with the existing retail store and drive-thru restaurant to the south. 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 a 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 is to provide strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Typical uses are retail, restaurants, offices, and services. The Community Scale sub-type is primarily to serve people within a 4-mile radius. This sub-type is typically located at the intersection of two arterial streets and are generally auto dominant unless part of a Transit District.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed use of the site for a convenience market and service station will provide convenience services such as vehicular fuel needs to the surrounding residents. The redevelopment of the site will also contribute to creating a viable center of commercial activities. Per Chapter Seven of the General Plan, retail and services are typical uses within the sub-type.

Zoning District Designations:

The property is currently zoned Limited Commercial (LC). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed convenience market and associated service station is allowed in the LC 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) to allow service stations and convenience market in the LC district. Section 11-70-5 of the MZO outlines requirements for approval of an SUP. Per this section of the MZO, an SUP can only be granted if the approving body determines that the proposed development conforms to the requirements specified in the zoning 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 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 LC district. Per Section 11-6-1 of the MZO, the purpose of the LC district is to provide indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Per Section 11-6-2 of the MZO, automobile oriented services and other community supported services like gas stations with convenience stores are allowed in the LC district. The proposed site plan also conforms to the required development standards. In addition, the applicant provided a plan of operation and good neighbor policy indicating the development will be 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 a Safeway Grocery Store service station located at the northeast corner of Southern Avenue and Val Vista Drive. As stated, the subject property is located at the southwest corner of Val Vista Drive and Southern Avenue. Southern Avenue and Val Vista Drive. Approval of a service station on the subject site will prohibit development of additional fuel station at the intersection. Per Section 11-31-25 (B) of the MZO, a minimum of 100 feet of road frontage is required for the development of a service station. The proposed site plan shows the property has approximately more than 290± 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 18. The site plan shows 42 proposed parking spaces. Per Section 11-32-3.C.5 of MZO, an Administrative Use Permit is required to grant the additional parking spaces. The applicant submitted an application for the administrative use permit to grant the additional parking spaces. Staff has reviewed the application and intends to approve the permit if the Site Plan is approved. (see condition #2). Overall, the proposed building conforms to the required setback and dimensional standards of the LC 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:

Per section 11-71-2.A.3 of the MZO, Design review is required for the proposed development. Currently, the project is planned to be scheduled for the July 14, 202 Design Review Board meeting.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Southern Avenue) LC Commercial (Shopping Center)	North (Across Southern Avenue) LC Commercial (Shopping Center)	Northeast (Across Southern Avenue) LC Commercial (Shopping Center)
West	Subject Property	East

RM-4 Multi-residence (Vista Grove Apartments)	LC Retail (Vacant retail store)	(Across Val Vista Drive) LC Commercial (Retail and office uses)
Southwest RM-4 Multi-residence (Vista Grove Apartments)	South LC Commercial (Sonic drive-thru and Natural Bread)	Southeast (Across Val Vista Drive) LC Commercial (Retail and office uses)

Compatibility with Surrounding Land Uses:

The surrounding properties include existing commercial development across Val Vista Drive and Southern Avenue with a retail store and a drive-thru restaurant located directly to the south of the subject site. There is an existing apartment complex located to the west of the site. The subject request for a service station with associated convenience market is planned to replace an existing vacant retail store and will not be very dissimilar to such a commercial use on the site. Overall, the proposed use will enhance and contribute to redevelopment of the area and not 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 July 15, 2020 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 for a service station outlined in Section 11-31-25 and 11-70-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with the 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.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3- Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Floor Plan

3.6 Grading and Drainage Plan

Exhibit 4- Citizen Participation Report