

PROJECT NARRATIVE

REZONING CONDITION(S) AMENDMENT / MAJOR SITE PLAN AMENDMENT / SPECIAL USE PERMIT

TERRIBLE’S GAS STATION AND CONVENIENCE STORE

LOCATED AT: 1432 SOUTH CRISMON ROAD. APN: 220-82-003.

(REFERENCE CASE #'S: ZON25-00895 / DRB25-00903)

On behalf of Terrible’s gas station and convenience store (“Terrible’s”) they are seeking to develop a ±1.26-acre vacant lot located at 1432 South Crismon Road (APN: 220-82-003) (the “Property”). The Property is zoned Planned Employment Park (PEP) / Planned Area Development (PAD). The requests are for a Zoning Amendment to Conditions of Approval from Case: ZON19-00201, a Special Use Permit to allow a gas station (i.e., service station), Major Site Plan Amendment, and Design Review to allow for the proposed Terrible’s development consisting of a 4,689 square foot, single story (32’-0”) convenience store building and six (6) vehicle fueling pumps with a canopy approximately 4,156 square feet. (Case #'s: ZON25-00895 / DRB25-00903) The Property has good vehicular access from the abutting streets along with shared internal access drives. The Property was previously entitled/site designed for a quick service drive-thru restaurant. The Zoning Amendment to condition(s) of approval from Case: ZON19-00201 will acknowledge the proposed use and update the site plan associated with 2019 case on the Property to Terrible’s development plan.

Terrible’s, a well-established regional retailer founded in 1959. Over the past several decades, the company has expanded to more than 180 locations throughout Nevada, California, Utah, and Arizona. The brand is recognized for its distinctive architectural identity and contemporary convenience retail format, typically featuring large, modern facilities offering fuel services alongside a variety of food, beverage, and retail items.

PROPERTY DETAILS

The Property has an established vehicular circulation infrastructure serving adjacent development. Access to the property is provided via existing common access driveways from Crismon Road, which connect to shared drive aisles located along both the north and south sides of the Property. These shared access drives will continue to function as the primary vehicular ingress and egress points for the proposed development and will integrate the site into the broader circulation network of the surrounding commercial area.

The proposed Terrible’s development will adhere to all site planning requirements with the City of Mesa Zoning Code (i.e., 15-foot landscape and building setbacks will be provided along the Crismon Road frontage). There are existing trees on the east, south and west sides of the property along the common access driveways. These trees will be maintained as best as possible and new landscaping will be provided on these frontages. Screen walls will be installed, per code, along Crismon Road on the east side of the Property to assist with screening and to define boundaries.

Pedestrian access exists along all the common access drives and the pedestrian connection to the building will be from the south sidewalk via a ramp system due to the grade constraints. Fueling operations will be supported by underground storage tanks located on the eastern portion of the site. The canopy structure will provide weather protection for six fuel dispensers arranged to accommodate efficient vehicle circulation and queueing.

The proposed development will be located, developed, and operated in full compliance with all standards detailed in Section 11-31-25 as follows:

A. Maximum number of service stations permitted at an arterial intersection is total of 2.

The service station will be the only development of this type of use at this intersection.

B. **Minimum Frontage.** 100 feet on each Street.

The site plan will provide 100-foot minimum frontage on Crismon Rd.

C. **Pump Canopy.** Pump islands shall be covered by a canopy that matches or complements the design of the main structure.

A pump canopy is proposed for the development plan that will match and compliment the design of the main structure.

D. **Landscaping.** Landscaping shall comprise a minimum 10 percent of the site area, exclusive of required Setbacks, and include an irrigation system that is permanent, below-grade, and activated by automatic timing controls.

Landscaping will be provided for 10% of the site area and will include an irrigation system that is permanent, below- grade, and activated by automatic timing controls.

E. **Fencing.** Masonry only.

Only masonry fencing is proposed.

F. **Lighting.** All exterior light sources, including canopy, perimeter, and flood, shall be stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public Rights-Of-Way. No lens of any lighting fixture may extend below the shielding device. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.

All lighting provided will comply to the standards detailed in Section 11-31-25(F) of Mesa's Zoning code.

G. **Litter.** A minimum of 1 permanent, non-flammable trash receptacle shall be installed at each pump island.

At least 1 permanent, non-flammable trash receptacle will be installed at each pump island.

H. **Urban Character Designator Design Standards.** When located in a "-U" designated district, the main structure containing the office, cashier, retail shop and/or other services shall be placed between the pump canopy and the Street Right-Of-Way no further back from the property line than the maximum Setback. When located on a corner, the Street with the higher functional classification shall be used to determine compliance with this requirement.

The Property is not located within a "-U" district.

SPECIAL USE PERMIT

The following criteria are for the Special Use Permit requests.

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.

The Property is in the Urban Center character area designation according to Tomorrow's Mesa 2050 General Plan (the "General Plan"). The Property is also designated as 'Evolve' Growth Strategy along Interstate 60 and the General Plan has identified this area for future growth. Currently, there are numerous vacant lots in the Urban Center-designated area where the Property is located and the proposed development plan will help work towards the vision of the General Plan by infilling a vacant lot with a unique commercial use that will serve both the neighborhood and the region. This directly works towards the Great Neighborhoods N.2 Strategy 'Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods' and the Land Use and Urban Design strategy 'LU3. Encourage infill and redevelopment to meet the community's strategic needs.' The development plan also works towards the LU5 strategy of developing vibrant activity centers. This proposal will not only provide an infill development that will benefit the community, but it's unique theming and offerings will help work towards creating a vibrant space in this Urban Center-designated neighborhood. The use is also compatible with the surrounding uses and the SUP will advance the goals and objectives of City plans and policies.

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 plan or policies;

The service station is consistent with and conforms with the Planned Employment Park (PEP PAD) zoning district and the General Plan designations. The site is located along a major roadway adjacent to the Interstate 60 and numerous restaurants and commercial services. The size, designs, and operation of the proposed use fit within the context of both the zoning district and the surrounding uses, complimenting the restraint, big box retail, and other commercial services with a unique service center use.

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 Mesa.

The proposed development will not have an injurious or detrimental impact to surrounding properties or be detrimental to the surrounding area or to the general welfare of the city. The service center will both attract users to the neighborhood from the nearby freeway and add to the welfare of the City in general. The proposed use will add a new type of use in the neighborhood which will not detract from any of the nearby uses.

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

The City of Mesa utilities and public infrastructure are available to serve the existing development.

The following are additional Special Use Permit criteria to allow a gas station (service station):

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.

As stated above in the response to the Special Use Permit criteria, the Property is located in the Urban Center character area designation according to the General Plan. The Property is also designated as 'Evolve' Growth Strategy along Interstate 60 and the General Plan has identified this area for future growth. Currently, there are numerous vacant lots in the Urban Center-designated area and the proposed development will help work towards the intents and vision of the General Plan by infilling a vacant lot with a unique commercial use that will serve both the neighborhood and the

region. This directly works towards the Great Neighborhoods N.2 Strategy 'Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods' and the Land Use and Urban Design strategy 'LU3. Encourage infill and redevelopment to meet the community's strategic needs.' The proposed development works towards the LU5 strategy of developing vibrant activity centers. This proposal will not only provide an infill development that will benefit the community, but it's unique theming and offerings will help work towards creating a vibrant space in this Urban Center-designated neighborhood.

The use is also compatible with the surrounding uses and the SUP will advance the goals and objectives of City plans and policies. There are no other service center uses in this entire 'Urban Center' designated district. The proposal will fulfill the need for a service center and attract user from the U.S. 60 freeway which will provide a benefit to the surrounding restraint and commercial uses.

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.

A plan of operations is included with this submittal that addresses all of the requirements.

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.

A good neighbor policy is included with this submittal that addresses all requirements.

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 site and building for the use meet City development standards and design guidelines.

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.

There is acceptable documentation that demonstrates the building and site provided parking and circulation as well as minimizes impacts of lights, dust, glare, noise, offensive smells on adjacent properties and neighboring properties.

CONCLUSION

The proposed Terrible's development will not only provide a local and regional service in an infill lot, furthering numerous goals of the City's general plan, but Terrible's will provide a unique twist on the classic service center development, bringing more users for surrounding commercial developments from the U.S. 60 freeway and creating a more vibrant/interesting environment for the neighborhood as opposed to another traditional gas station. The proposed Terrible's development plan satisfies all City of Mesa Zoning Ordinance requirements, and we look forward to receiving a Staff recommendation of approval.