



Planning & Zoning Board



ZON24-00424

Walmart Fuel 1646

Chloe Durfee Daniel, Planner II

November 13, 2024



Request

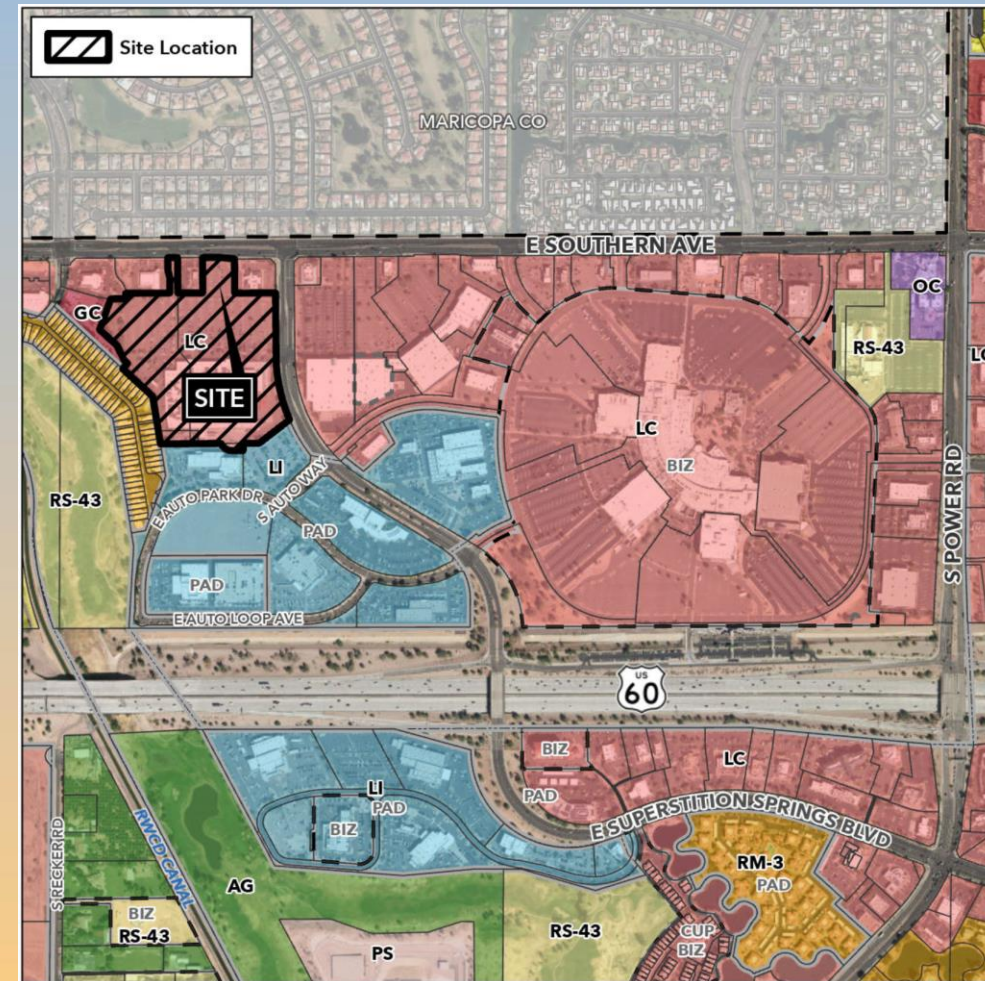
- Site Plan Review
- Special Use Permit
- To allow for a Service Station





Location

- South of Southern Avenue
- West of Power Road





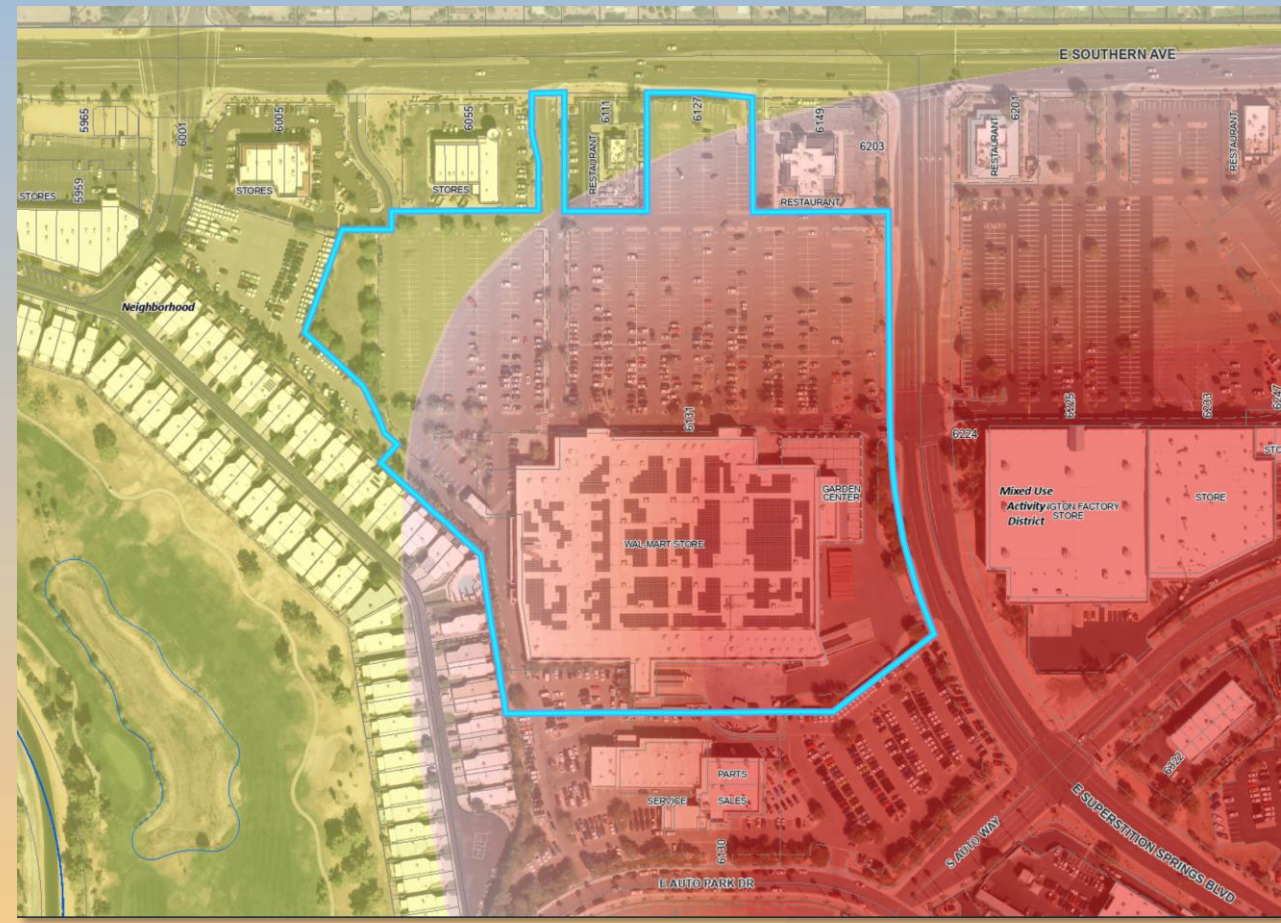
General Plan

Mixed Use Activity District with a Regional Scale subtype:

- Strong and viable centers of commercial activity to provide a location for businesses and attractions that brings people to Mesa from the larger region

Neighborhood with a Suburban subtype:

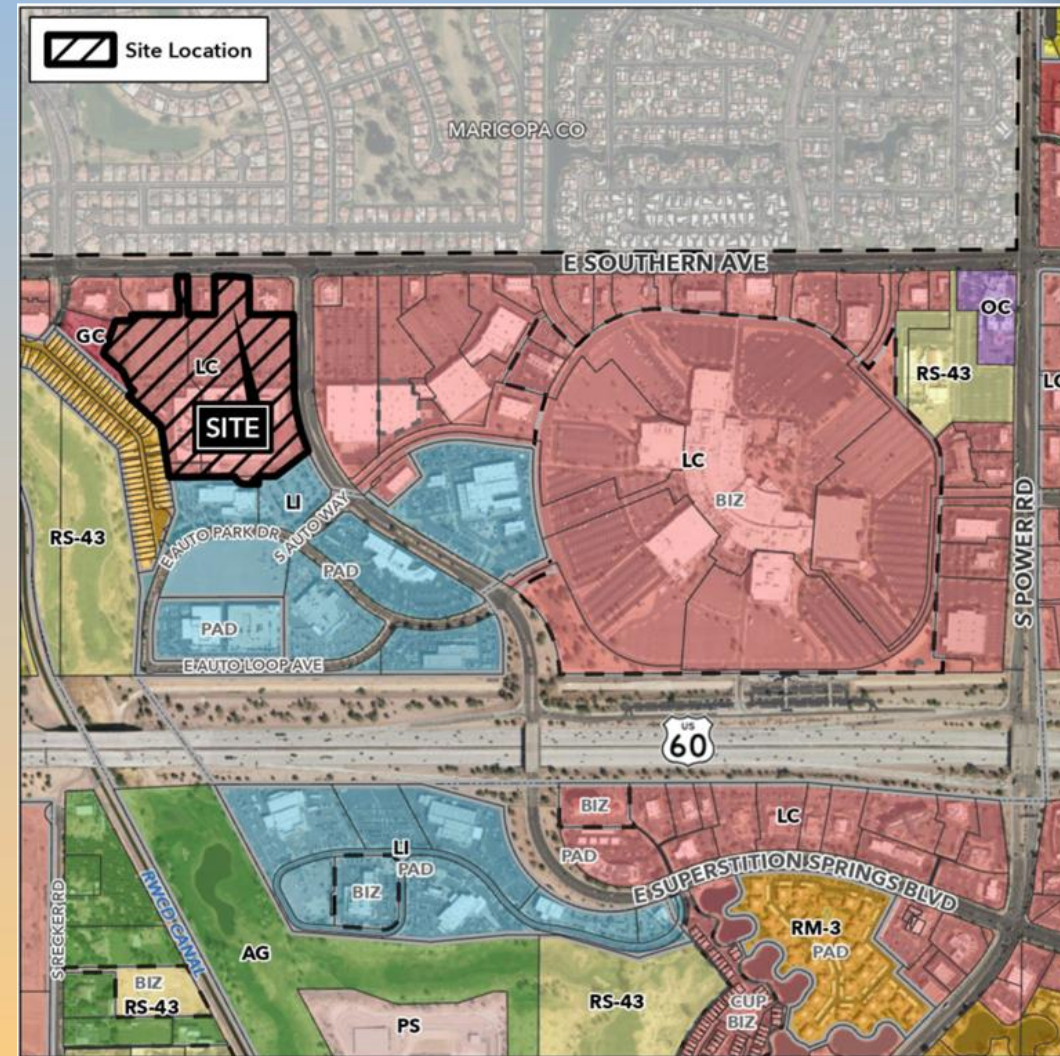
- May contain a wide range of housing options and associated non-residential uses and commercial uses on arterial





Zoning

- Limited Commercial (LC)
- Service station is permitted with a Special Use Permit





Site Photo

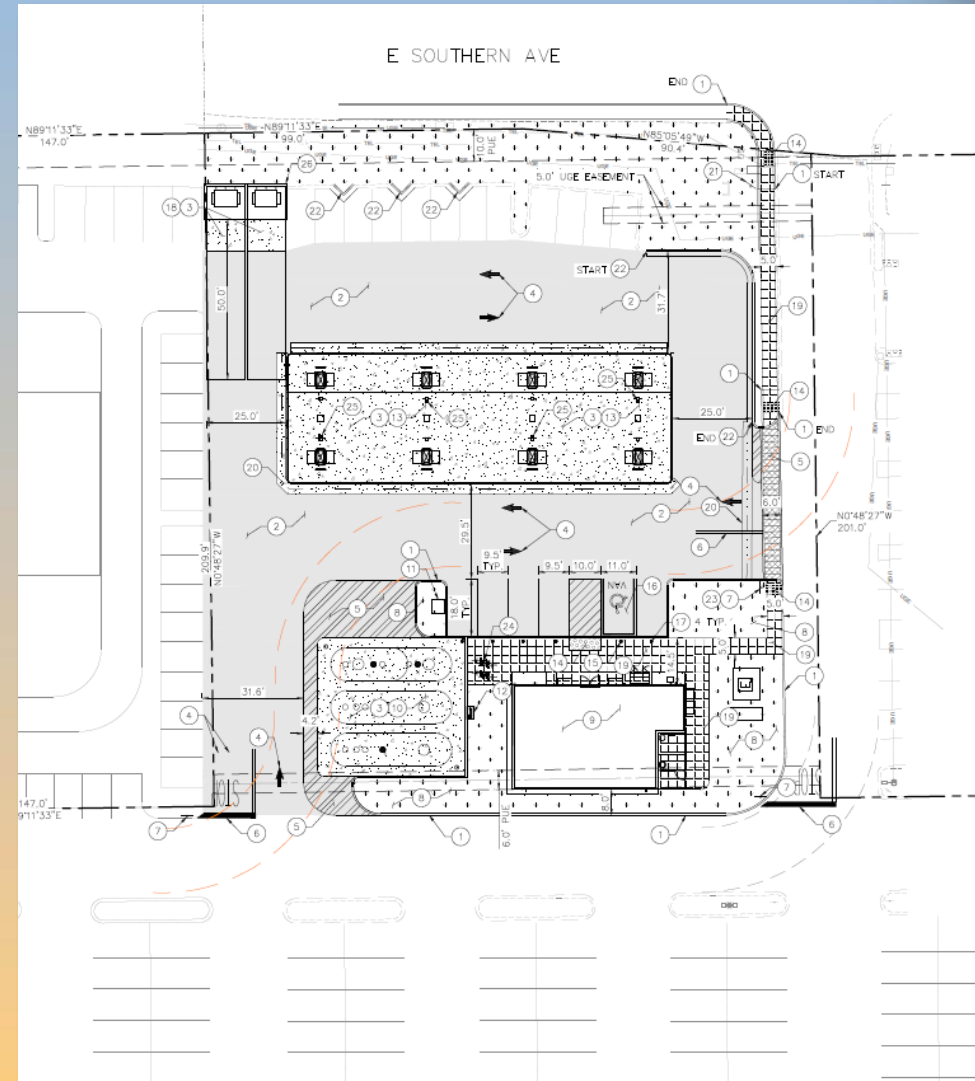


Looking south from Southern Avenue



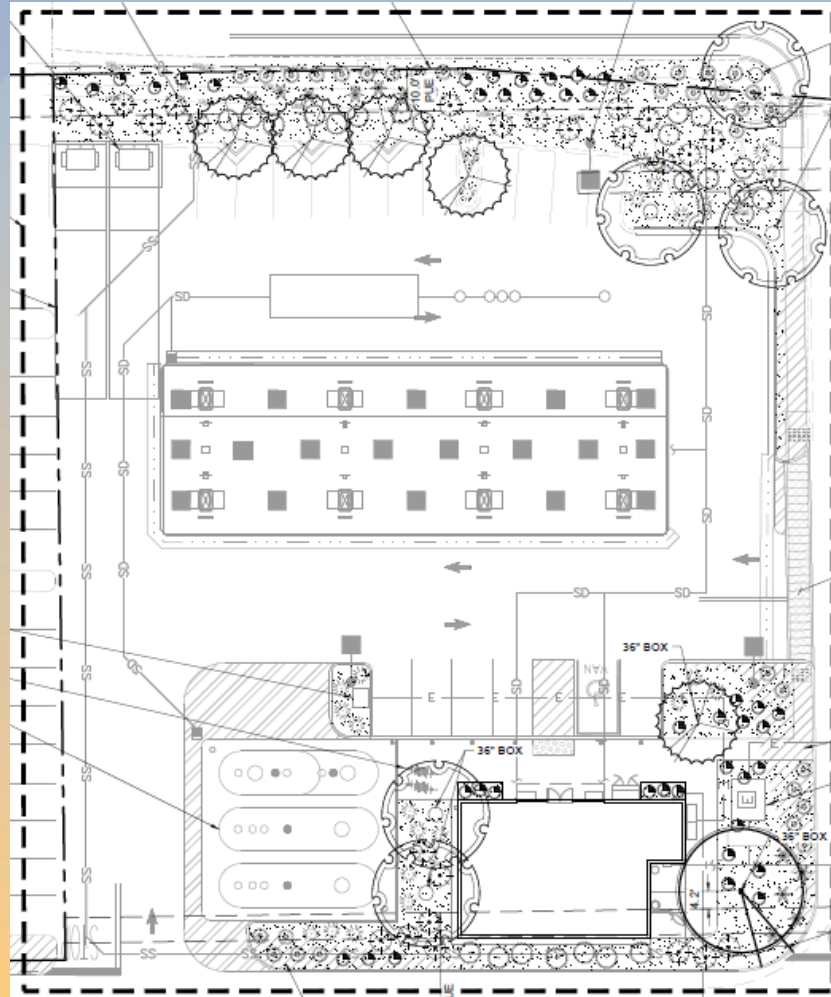
Site Plan

- Building 1,556 sq. ft.
- Canopy 4,773 sq. ft.
- 556 parking spaces required, and 837 spaces provided





Landscape Plan



PLANTING LEGEND

TREES (*LARGER SPECIMENS LABELED ON PLANS)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Chilopsis linearis 'Lopur' (30' tall at maturity)	1.5" Cal.; 7' Ht., 24" Box Min.	4
Desert Diva Desert Willow	2.25" Cal.; 10' Ht., 36" Box Min.	1
Prosopis chilensis 'Thornless' (30' tall at maturity)	1.5" Cal.; 7' Ht., 24" Box Min.	1
Thornless Chilean Mesquite	2.5" Cal.; 10' Ht., 36" Box Min.	4
Ulmus parvifolia 'Sempevirens' (35' tall at maturity)	2.5" Cal.; 12' Ht., 36" Box Min.	1

SHRUBS & ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Buddleja marrubifolia (5' tall)	5 Gal.	24
Wooly Butterfly Bush		
Hesperaloe parviflora (3' tall)	5 Gal.	41
Red Yucca		
Leucophyllum langmaniae 'Rio Bravo' (5' tall)	5 Gal.	25
Rio Bravo Sage		
Dasyliirion wheeleri (3' tall)	5 Gal.	11
Desert Spoon		

GRASSES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Muhlenbergia rigens (4' tall)	5 Gal.	25
Deer Grass		

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Lantana montevidensis (1' tall)	1 Gal.	34
Trailing Lantana		

MATERIALS

DESCRIPTION	QTY
Decomposed Granite Color and Size to Match Adjacent Parking Lot Landscape, 2" Depth Min.	7316 SF
Decorative Concrete Color: Desert Tan (Subject to change)	



Rendering





Special Use Permit

Section 11-31-25(I): Service Station SUP Criteria

- ✓ 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
- ✓ 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
- ✓ 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
- ✓ 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.
- ✓ 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.



Special Use Permit

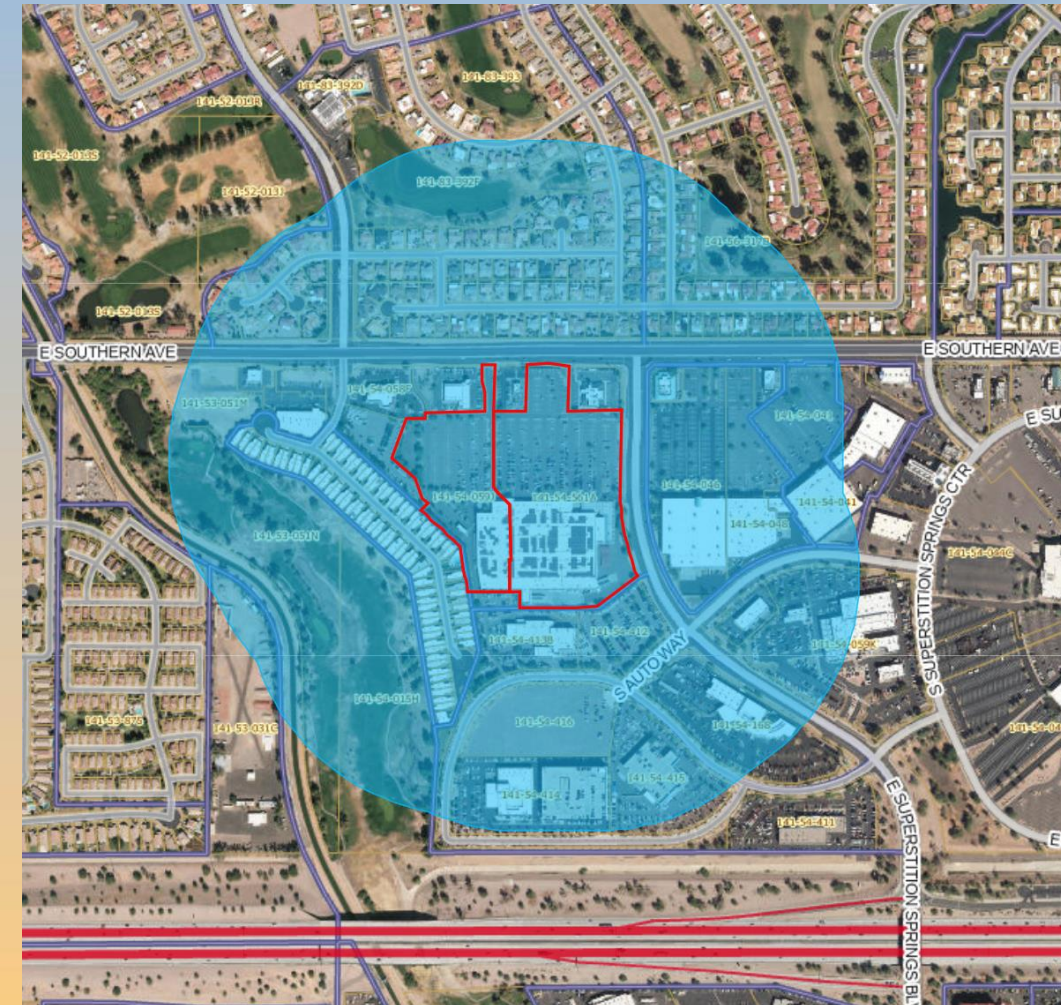
Section 11-70-5(E): Special Use Permit Approval Criteria

- ✓ 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 plans and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- An in-person neighborhood meeting was held on August 5, 2024
 - There were three attendees
- Staff received several comments from neighboring property owners expressing





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit in Section 11-31-25(I) and 11-70-5(E)

Staff recommends Approval with Conditions



Planning and Zoning Board