



MEMORANDUM

To: City of Mesa, Arizona

From: Cameron Liederman
Kimley-Horn and Associates, Inc.

Date: 06/13/2024

Subject: ZON24-00274 Walmart Fuel #3799 Project Narrative

The proposed project will construct a Walmart Fuel Station on an existing 1.1 AC lot located at 240 W Baseline Rd in Mesa Arizona. The site is located in the same lot as the existing Walmart, at the parking lot just east of the existing Panda Express and Gamestop. In the existing condition, the site is made up of parking stalls, landscape islands and concrete sidewalk.

The proposed project will consist of approximately 6,240 square feet of landscape, 41,676 square feet of impervious area consisting of asphalt pavement, concrete (heavy duty and standard) and building area. The site will have two trash enclosure area on the east side of the project. The project will have one accessible Van stall and six standard parking stall to satisfy parking requirements.

Walmart provides a convenience store at their fuel stations to give users access amenities other than just fuel. The store provides a restroom, convenience goods such as cold drinks, some snacks, and minor vehicle maintenance items. During Business hours there are two to three employees working and are either at the cashier inside the convenience store, attending normal cleaning and maintenance, or helping other customers at the pumps. Customers at the fuel station can walk from the fuel station pumps into the convenience store to purchase any of the goods referenced above or purchase fuel inside the store rather than at the pumps. The convenience store is separated from the drive aisles and oncoming traffic by a raised 6" curb as well as landscape.

The project site will have a single storm drain system with inlets strategically placed across the site. The storm drain system will convey flow to a proposed infiltration system that will infiltrate the required flow in the required draw down time.

There are existing sewer and water systems surrounding the project. There will be one sewer and one water service that will serve the proposed building. The proposed sewer service will connect to the existing sewer line running through the drive aisle on the south side of the site. The proposed water service will connect to the existing water line on the north side of the site.

The items listed below are list of items needed to comply with section 11-31-25 of the Mesa Zoning Ordinance along with how the proposed service station complies with the necessary standards:

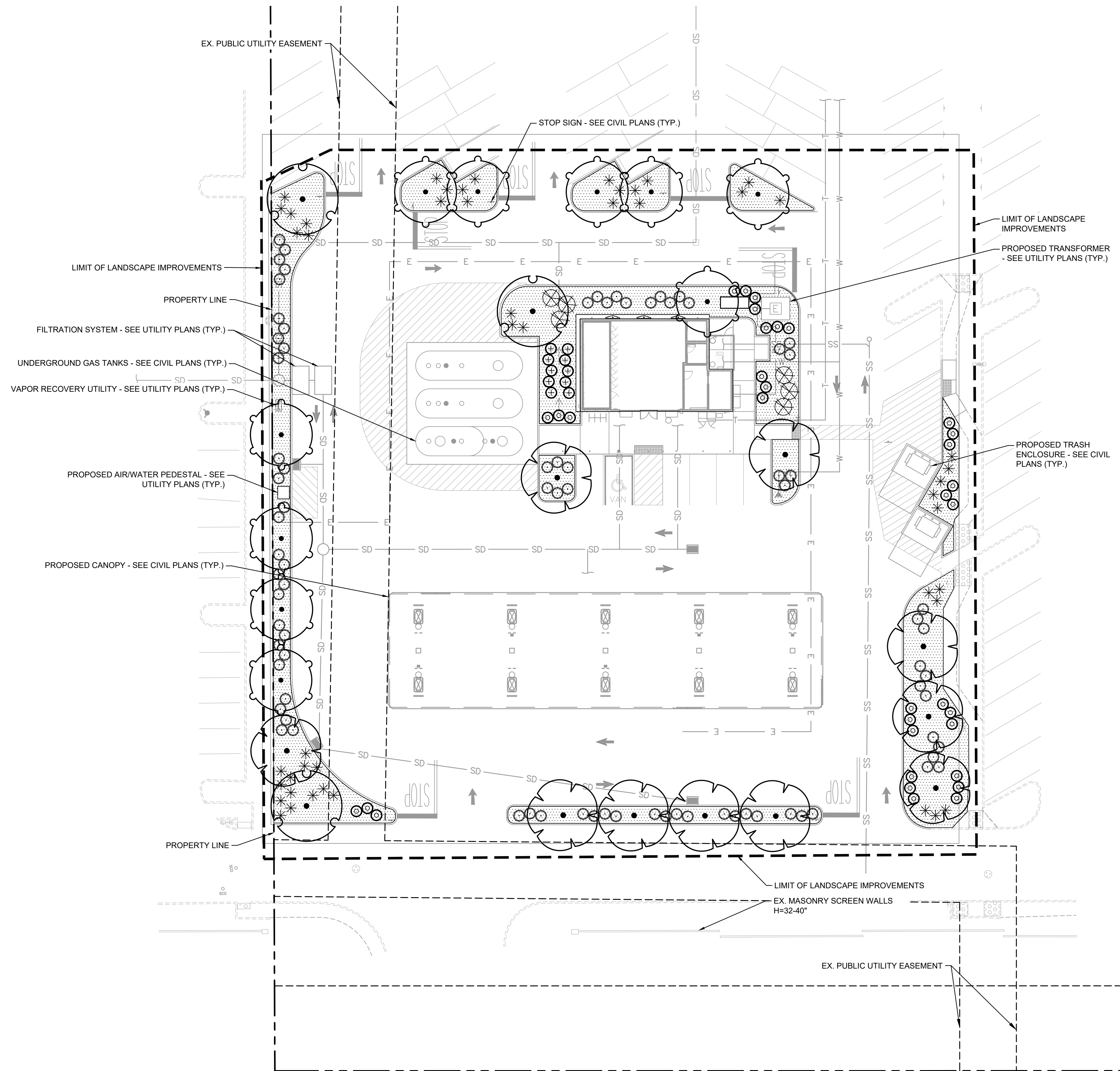
- A. Location. Maximum number of service stations permitted at an arterial intersection is total of 2. – This is the only fueling station at this intersection.
- B. Minimum Frontage. 100 feet on each street. – **This fuel station has more than 100 feet of frontage along W Baseline Road.**
- C. Pump Canopy. Pump islands shall be covered by a canopy that matches or complements the design of the main structure. – **The proposed pump canopy is covered and matches/compliments 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 makes up approximately 15% of the site area.**
- E. Fencing. Masonry only. – **If any screening is proposed, architect will make it masonry walls.**
- 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. – **Shall be incorporated in architecture package.**
- G. Litter. A minimum of 1 permanent, non-flammable trash receptacle shall be installed at each pump island. – **Permanent non-flammable trash receptacle added to 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. – With this smaller fuel station layout the building is placed within the fueling canopy limits. Placing building between canopy and street not compatible with this fuel station layout. Requesting to keep site layout as is.
- I. Criteria for Review of Special Use Permit. When required, the review of the Special Use Permit for a Service Station shall include a review and determination regarding the following items:
 - a. 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 proposed Project land use is In compliance with recognized development plans/policies and is compatible with surrounding uses.**
 - b. 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 Plan of Operations has been submitted**
 - c. 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 - **A good neighbor Policy has been submitted.**

- d. 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 site will be in substantial conformance with current City Development Standards.**
- e. 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. - **Documentation will be provided demonstrating that the site will provide adequate paved parking and circulation that will minimize impacts to adjacent sites and proposed improvements to the site will be completed in a manner that minimizes impacts to adjacent sites.**

The items listed below are list of items needed to comply with section 11-70-5.E of the Mesa Zoning Ordinance along with how the proposed service station complies with the necessary standards:

- 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 proposed project will advance and is consistent with the City/General Plan Policies.**
- 2. The location, size, design, and operating characteristics of the proposed project are consistent with he purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies. – **The proposed project are consistent with the purposes of the district and will conform with city and general plan policies.**
- 3. The proposed project will not be injurious or detrimental to the adjacent 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 the City; and - **The proposed project will not be injurious or detrimental to the surrounding properties, neighborhood, or general welfare of the city.**
- 4. **There are adequate public services, public facilities and public infrastructure are available to serve the proposed project.**



LANDSCAPE NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF MESA MUNICIPAL CODE.

IRRIGATION NOTES

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL SUBSURFACE DRIPLINE SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF MESA MUNICIPAL CODE.

CONCEPT PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL
TREES					
	10	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	7'-9" HT. X 3'-5" SPR.	1" CAL.
	3	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	36" BOX	8'-10" HT. X 5'-6" SPR.	1.75" CA
	10	CHILOPSIS LINEARIS / DESERT WILLOW	15 GAL.	4'-5" HT. X 2'-3" SPR.	1" CAL.
SHRUBS					
	6	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL		
	48	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL		
	10	MUHLBERGIA RIGENS / DEER GRASS	5 GAL		
	82	RUELLIA BRITTONIANA / MEXICAN PETUNIA	5 GAL		
GROUNDCOVER					
	34	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL		
VINES					
	3	BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL		
INERTS					
	8,558 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING			

CITY OF MESA LANDSCAPE SUMMARY TABLE

STANDARD	REQUIRED	PROVIDED
MINIMUM 10% OF SITE MUST BE LANDSCAPED	10% OF SITE AREA REQUIRED TO BE LANDSCAPED: - 4,661 SF	18% OF SITE AREA PROPOSED TO BE LANDSCAPED: - 8,589 SF
PERIMETER: 3 TREES AND 20 SHRUBS PER 100 LF OF ADJACENT PROPERTY LINE	WEST PROPERTY LINE: 222.05 LF - 7 TREES - 45 SHRUBS	WEST PROPERTY LINE: 222.05 LF - 7 TREES - 49 SHRUBS
INTERIOR PARKING LOT: 1 TREE AND 3 SHRUBS PER PARKING ISLAND	6 PARKING ISLANDS: - 6 TREES - 15 SHRUBS	6 PARKING ISLANDS: - 8 TREES - 27 SHRUBS
BUILDING FOUNDATION: 1 TREE PER 50 LF OF EXTERIOR WALL LENGTH	173 LF OF EXTERIOR BUILDING WALL LENGTH: - 4 TREES	173 LF OF EXTERIOR BUILDING WALL LENGTH: - 4 TREES (2 PARKING LOT TREES WITHIN 30' OF FOUNDATION COUNT TOWARDS THIS REQUIREMENT)
MINIMUM 50% OF REQUIRED SHRUBS SHALL BE A MINIMUM OF 5 GALLONS	50% OF REQUIRED SHRUBS SHALL BE 5 GALLONS: - 73 SHRUBS	- 146 SHRUBS
50% OF ALL REQUIRED OPEN SPACE SHALL CONTAIN LIVE PLANT MATERIAL	50% OF REQUIRED LANDSCAPE: - 4,279 SF	TOTAL SQUARE FOOTAGE PROVIDED: 4,690 SF - SHADE TREE: 1,150 SF - MEDIUM SHRUB: 2,050 SF - SMALL SHRUB: 640 SF - GROUNDCOVER: 850 SF

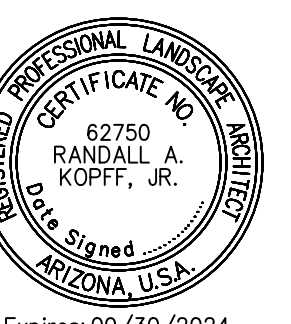
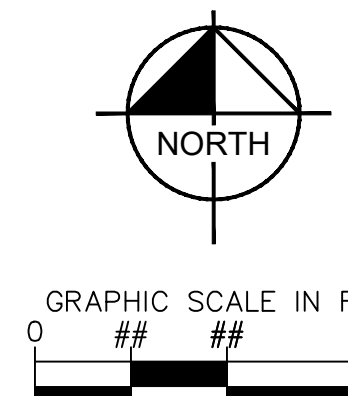
CITY OF MESA LANDSCAPE TREE SIZE TABLE

STANDARD	REQUIRED	PROVIDED
PERIMETER: MINIMUM 25% OF TOTAL TREES SHALL BE 36-INCH BOX OR LARGER MINIMUM 50% OF TOTAL TREES SHALL BE AT LEAST 24-INCH BOX SIZE	WEST PROPERTY LINE TOTAL TREES: 7 - 25% 36-INCH BOX: 2 TREES - 50% 24-INCH BOX: 4 TREES	WEST PROPERTY LINE TOTAL TREES: 7 - 25% 36-INCH BOX: 2 TREES - 50% 24-INCH BOX: 4 TREES
INTERIOR PARKING LOT: MINIMUM 10% OF TREES SHALL BE 36-INCH BOX	INTERIOR PARKING LOT TOTAL TREES: 8 - 10% 36-INCH BOX: 1 TREE	INTERIOR PARKING LOT TOTAL TREES: 8 - 10% 36-INCH BOX: 1 TREE
BUILDING FOUNDATION: MINIMUM 10% OF TREES SHALL BE 36-INCH BOX	BUILDING FOUNDATION TOTAL TREES: 4 - 10% 36-INCH BOX: 1 TREE	BUILDING FOUNDATION TOTAL TREES: 4 - 10% 36-INCH BOX: 1 TREE

WALMART FUEL STATION - STORE #3799

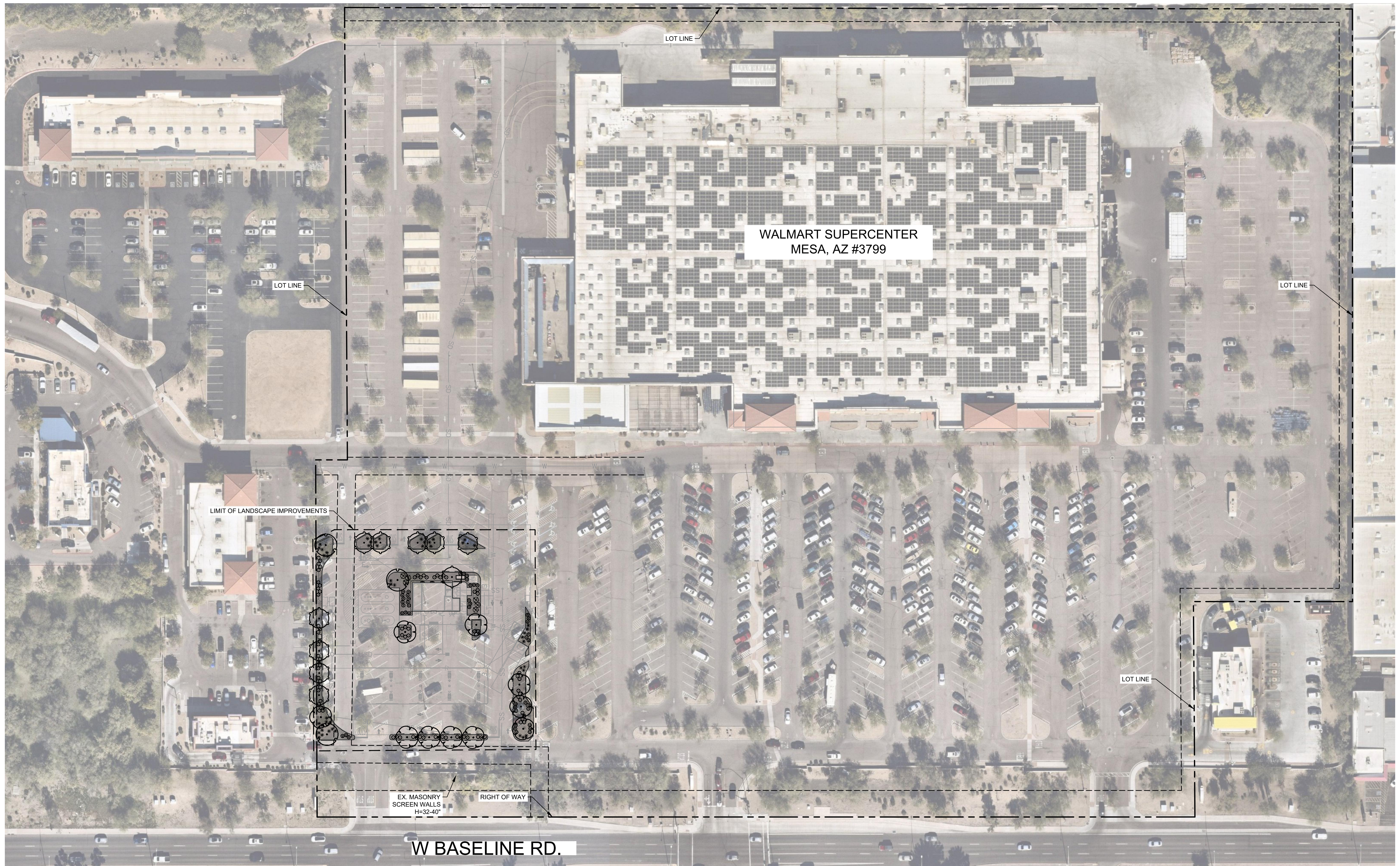
240 W BASELINE RD, MESA, AZ 85210

FINAL LANDSCAPE PLAN

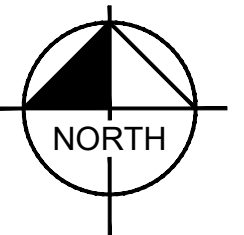


Kimley»Horn

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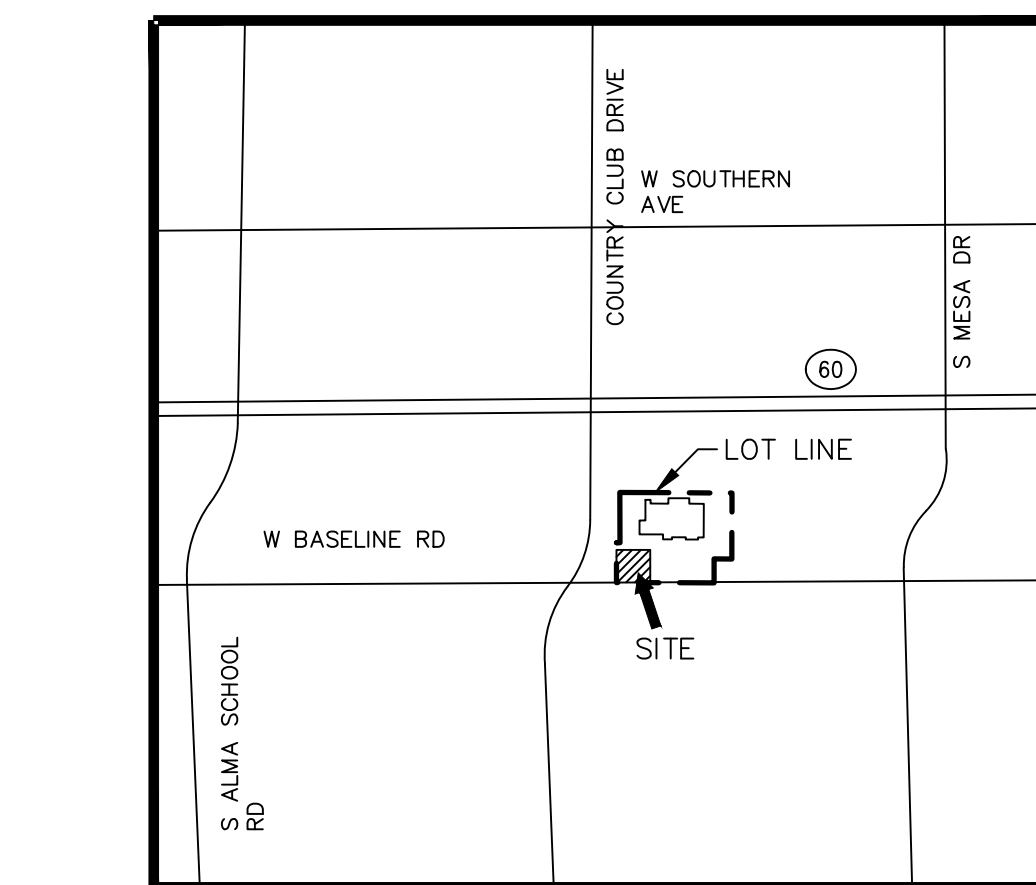
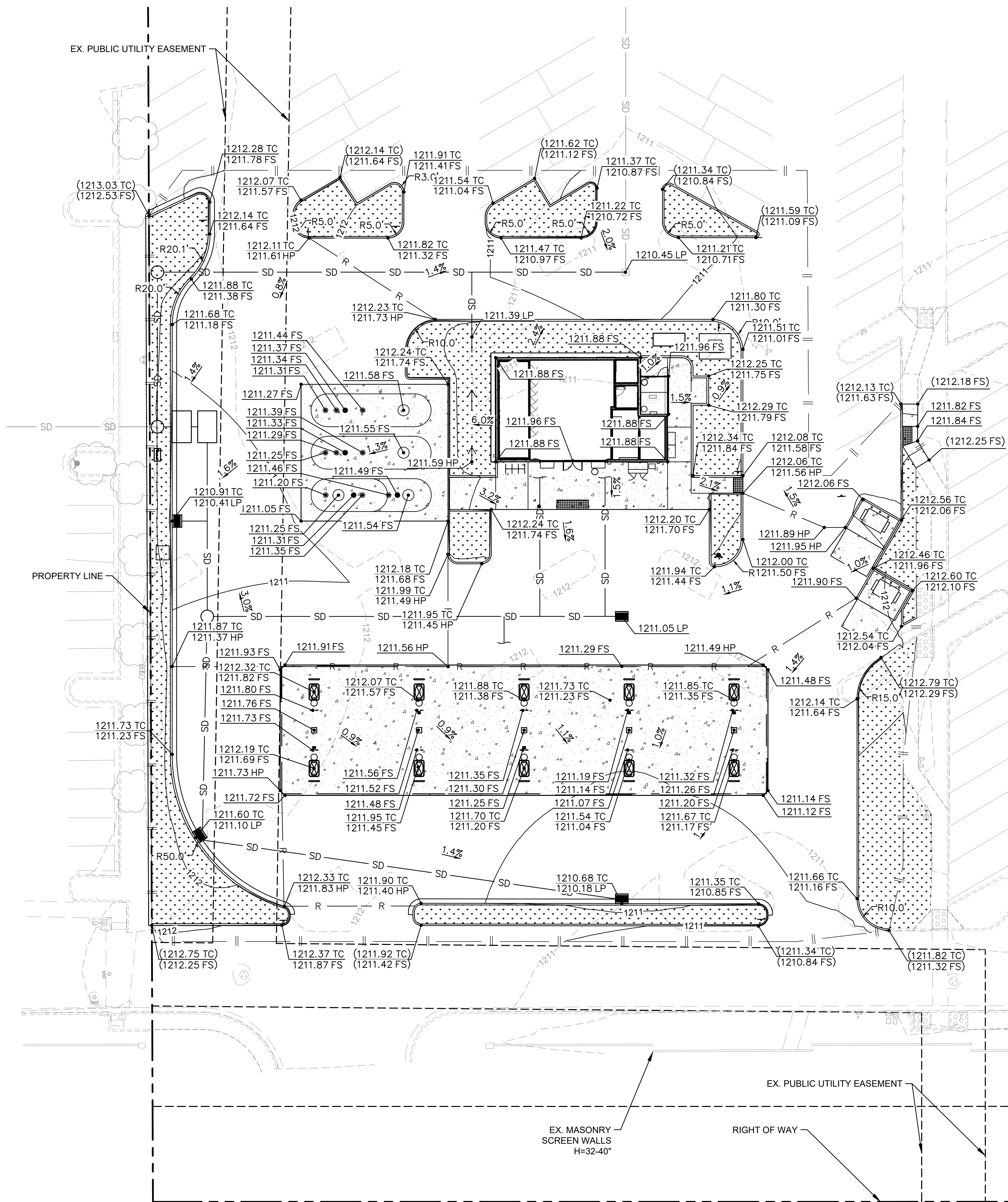


WALMART FUEL STATION - STORE #3799
330 W BASELINE RD, MESA, AZ 85210
OVERALL LANDSCAPE PLAN



Kimley»Horn

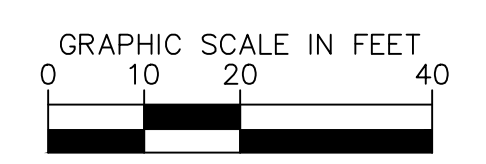
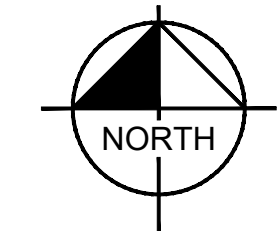
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LEGEND

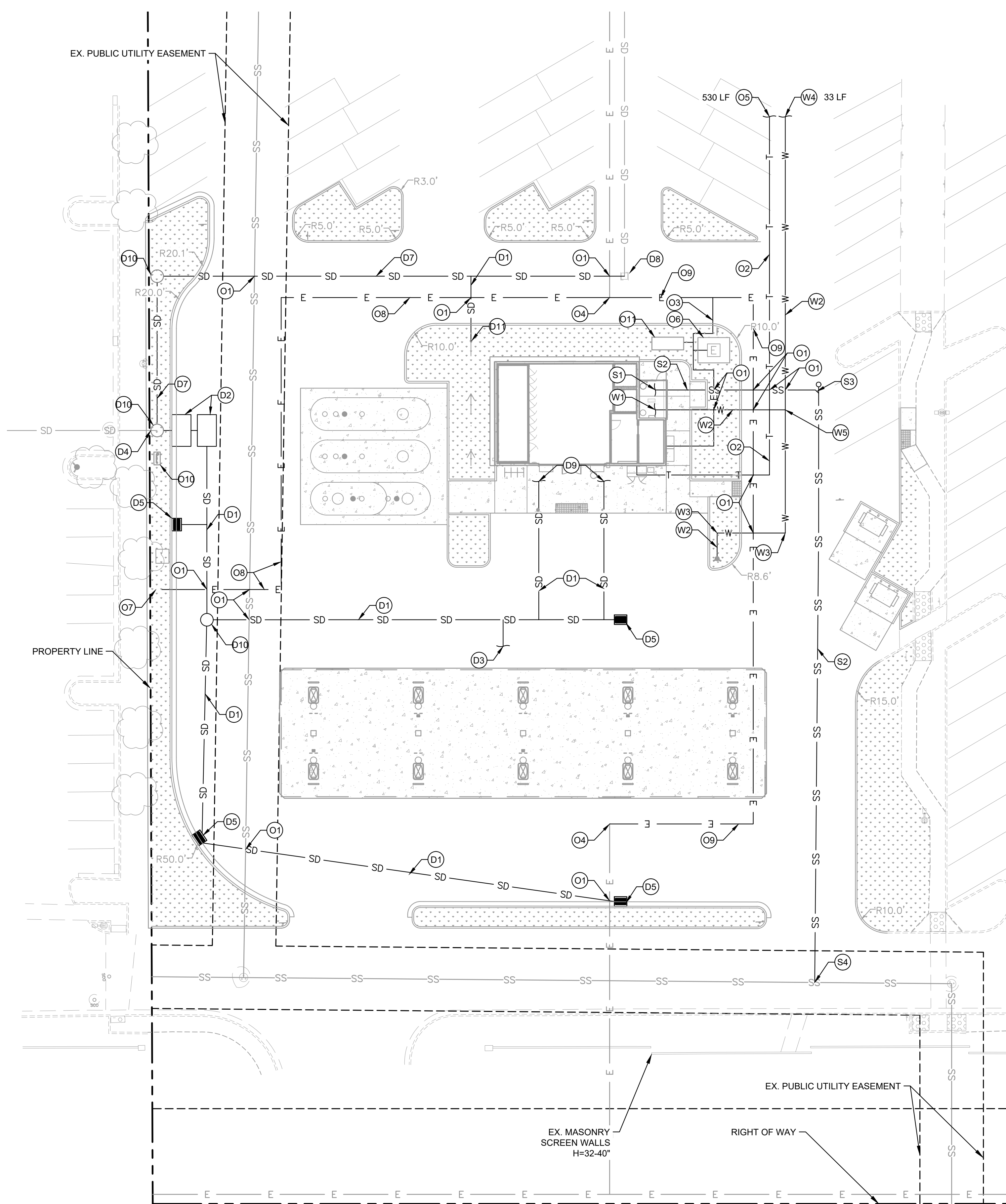
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	RIDGE LINE
	GRADING LIMITS
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	FINISH FLOOR ELEVATION
	FLOWLINE
	LIP OF GUTTER
	TOP OF CURB
	FINISH SURFACE
	EXISTING GRADE
	PROPOSED GRADE
	HEAVY DUTY ASPHALT PAVING
	LANDSCAPING
	CONCRETE PAVEMENT
	TRUNCATED DOMES
	PROPOSED SLOPE
	PROPOSED DRAIN INLET
	PROPOSED SWALE

WALMART FUEL STATION - STORE #3799
330 W BASELINE RD, MESA, AZ 85210
FINAL PRELIMINARY GRADING PLAN



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LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
— E — E —	EXISTING UNDERGROUND ELECTRICAL LINE
— SS —	EXISTING UNDERGROUND SEWER LINE
— T —	PROPOSED TELECOMMUNICATION LINE
— W —	PROPOSED WATER LINE
— SS — SS —	PROPOSED SEWER LINE
— E — E —	PROPOSED UNDERGROUND ELECTRICAL LINE
— SD — SD —	PROPOSED STORM DRAIN PIPE
— SD — SD —	EXISTING STORM DRAIN LINE
→	PROPOSED SWALE
M.A.G.	MARICOPA ASSOCIATION OF GOVERNMENTS
■	PROPOSED DRAIN INLET

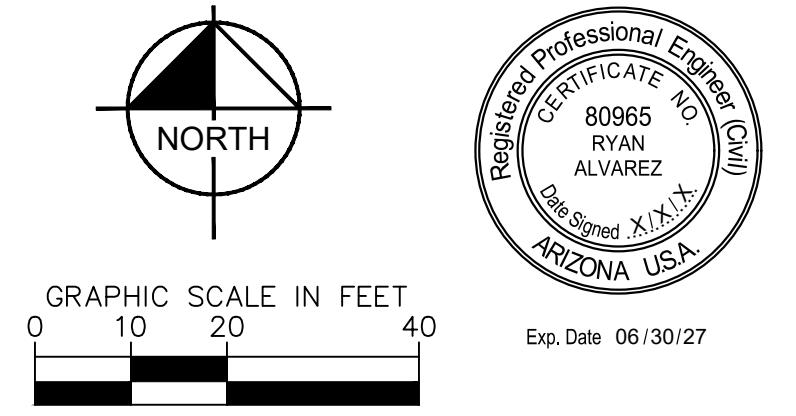
- ### SEWER
- (S1) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLANS FOR CONTINUATION.
 - (S2) INSTALL 4" SDR-PVC SEWER LATERAL.
 - (S3) INSTALL 4" SDR-PVC 90 DEGREE BEND WITH DEAD END SANITARY SEWER CLEANOUT.
 - (S4) POINT OF CONNECTION FOR SANITARY SEWER LINE.

- ### DOMESTIC WATER
- (W1) 1.5" BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
 - (W2) INSTALL 1.5" SCHEDULE 40 DOMESTIC WATER PIPE.
 - (W3) INSTALL 1.5" SCHEDULE 40 90 DEGREE BEND.
 - (W4) POINT OF CONNECTION FOR WATER LINE.
 - (W5) PROPOSED 1.5" X 1.5" X 1.5" WATERLINE TEE.

- ### OTHER UTILITY NOTES
- (O1) PROPOSED UTILITY CROSSING.
 - (O2) PROPOSED FIBER OPTIC CONDUIT 3" DIRECTIONAL BORE OR APPROVED EQUAL WITH PULL BOXES EVERY 300' TO EXISTING WALMART SUPERCENTER FROM KIOSK.
 - (O3) PROPOSED CONDUIT FOR 400 AMP ELECTRIC SERVICE. REFER TO UTILITY COMPANY PLAN/REQUIREMENTS FOR MORE INFORMATION.
 - (O4) PROPOSED ELECTRIC CONDUIT TIE INTO EXISTING SERVICE.
 - (O5) PROPOSED TELECOMMUNICATION TIE INTO EXISTING SERVICE ALONG NORTH SIDE OF WALMART PROPERTY.
 - (O6) PROPOSED TRANSFORMER.
 - (O7) PROPOSED AIR/WATER PEDESTAL.
 - (O8) 1" ELECTRICAL CONDUIT.
 - (O9) PROPOSED REROUTE OF ELECTRICAL LINE AROUND BUILDING AND CANOPY.
 - (O10) PROPOSED VAPOR RECOVERY UTILITY.
 - (O11) PROPOSED STANDARD ELECTRICAL SYSTEM.

- ### STORM DRAIN
- (D1) PROPOSED STORM DRAIN PIPE.
 - (D2) PROPOSED ENVIBRO 80 FILTRATION SYSTEM.
 - (D3) PROPOSED CANOPY ROOF DRAIN CONNECTION.
 - (D4) POINT OF CONNECTION FOR STORM DRAIN LINE.
 - (D5) PROPOSED TYPE A CATCH BASIN PER M.A.G. STANDARD DETAIL 530.
 - (D7) PROPOSED REROUTE OF EXISTING 36" STORM DRAIN LINE AROUND BUILDING.
 - (D8) EXISTING STORM DRAIN INLET TO BE USED.
 - (D9) PROPOSED CONNECTION FOR ROOF DRAINAGE.
 - (D10) PROPOSED STORM DRAIN MANHOLE.
 - (D11) PROPOSED 6" LANDSCAPE AREA DRAIN.

WALMART FUEL STATION - STORE #3799
330 W BASELINE RD, MESA, AZ 85210
FINAL PRELIMINARY UTILITY PLAN





Final Design Package - Mesa, AZ - Store #3799



Design Presentation Only - Not For Construction

The building images shown are a representation of the final design intent only. The building images may not reflect construction variations required by building codes or inspectors, material availability or final design detailing.

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Issued:

August 6, 2024



EXPIRES: March 31, 2027

08/06/2024

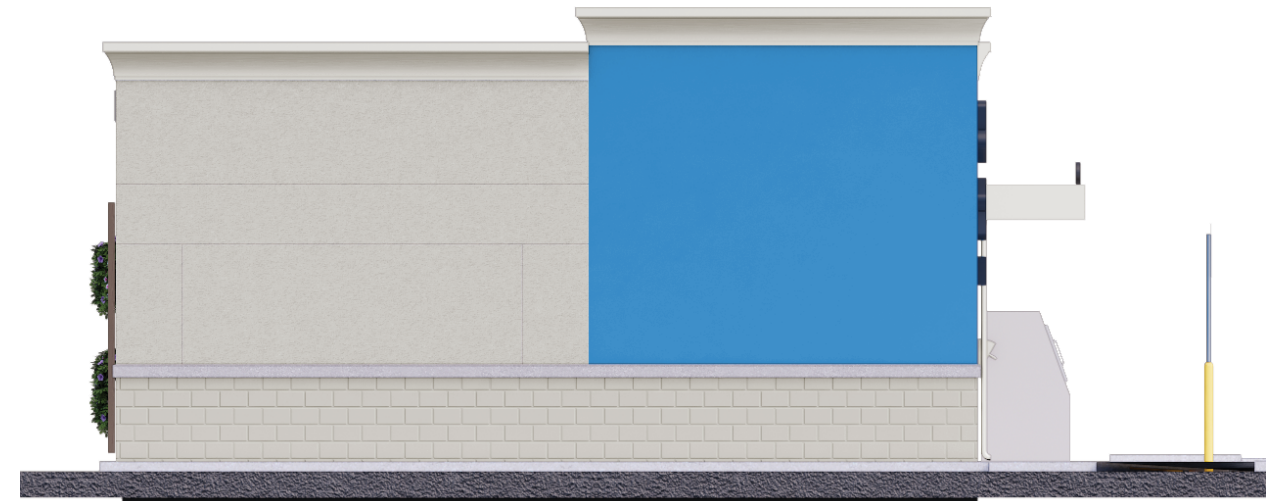


Match exterior fuel center with similar design principles found within the existing 3799 Mesa Walmart store.





Proposed North Side Elevation



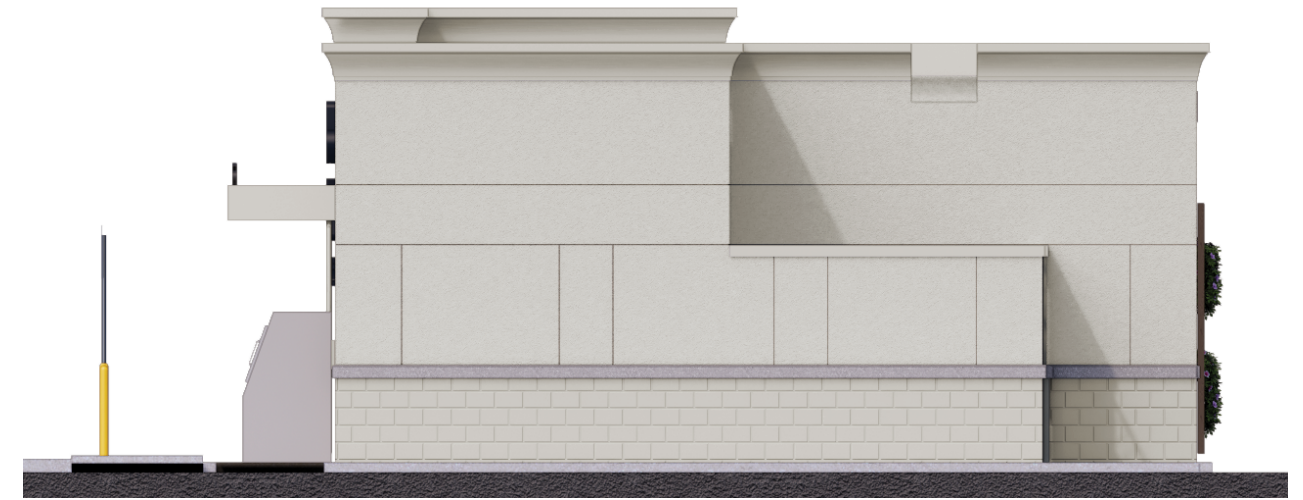
Proposed West Side Elevation

Material Legend:

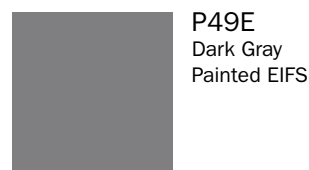
- North Elevation - 25% Split Faced CMU Wall Panel, 50% Painted EIFS Wall Panel, 25% Glazing, Aluminum Entrance Canopy and Cornices
- West Elevation - 35% Split Faced CMU Wall Panel, 50% Painted EIFS Wall Panel, 15% Aluminum Fascia Cap.
- South Elevation - 35% Split Faced CMU Wall Panel, 50% Painted EIFS Wall Panel, 15% Aluminum Fascia Cap.
- East Elevation - 35% Split Faced CMU Wall Panel, 50% Painted EIFS Wall Panel, 15% Aluminum Fascia Cap.



Proposed South Side Elevation



Proposed East Side Elevation



P49E
Dark Gray
Painted EIFS



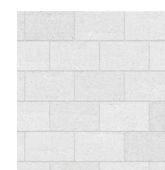
P134E
Light Gray
Painted EIFS



P135E
Medium Gray



P162E
Black Gray



CMU Wainscot



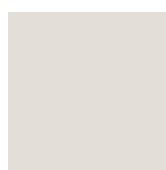
P76
Walmart Blue



Wood Composite
Trellis. Painted to
match
P162E - Black Gray



P49E
Dark Gray
Painted EIFS



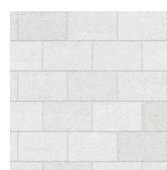
P134E
Light Gray
Painted EIFS



P135E
Medium Gray



P162E
Black Gray



CMU Wainscot



P76
Walmart Blue



Wood Composite
Trellis. Painted to
match
P162E - Black Gray



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Design Presentation Only - Not For Construction



August 6, 2024

Mesa, AZ - Store #3799

Elevations - Not to Scale

4



P49E
Dark Gray
Painted EIFS



P134E
Light Gray
Painted EIFS



P135E
Medium Gray



P162E
Black Gray



CMU Wainscot



P76
Walmart Blue



Wood Composite
Trellis. Painted to
match
P162E - Black Gray



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Design Presentation Only - Not For Construction



August 6, 2024

Mesa, AZ - Store #3799

Elevations - Not to Scale

COLOR LEGEND		SHEET NOTES	
EC2	EXPOSED CONCRETE	1	REFER TO MEP FOR MORE INFORMATION, REF SHEET FS76 FOR EQUIPMENT ITEMS < FLXX > NOT SCHEDULED HERE.
P76	"MEDIUM WAL-MART BLUE" #076	2	4A, 80B/C, 10 LB MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. IN ACCORDANCE W/ NFPA 10. FIRE EXTINGUISHER LOCATIONS AND SIZE SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.
P134E	LIGHT GRAY	3	INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNO.
P162E	BLACK GRAY	4	INSTALL COMPONENT RACK SUPPLIED WITH DATA DISCONNECT (FLOOR) AND UPS (FLOOR) REF ELEC FOR LOCATION. DVR WILL BE INSTALLED IN RACK BY WALMART.
VENEER WALL LEGEND		5	CO2 CANISTER BY VENDOR. GC TO PROVIDE STRAPS PER 6. FSA1.4 AND 2" PVC THRU WALL AT 2'-4" TO WALL BOX AT BEVERAGE COUNTER FOR CANISTER INSTALL BY VENDOR (WITH SEALANT AFTER INSTALL).
VWP-1B	SPLIT FACE FIBER CEMENT WALL PANEL	6	PROVIDE (2) 3/8" ID BRAIDED FOOD GRADE VINYL TUBING RUNS FROM FILTERS IN EQUIPMENT ROOM TO WALL BOX AT BEVERAGE COUNTER (W/ 8" EXTRA BEYOND WALL BOX), REF MEP.
		7	REFERENCE SHEET FSA6 FOR PARTITION TYPE INFORMATION.
		8	ALL WOOD BLOCKING BELOW ROOF DECK BY GC UNO.
		9	G.C. TO COORDINATE WITH STORE MANAGER ON PREFERRED TYPE OF PADLOCK TO BE USED ON REQUIRED FUEL ITEMS



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CONSULTANTS

Walmart
MESA, ARIZONA
 STORE NO. 3799 - 1002
 WALFS020 | PHOTO FSXX-44HR-WD
 JOB NUMBER

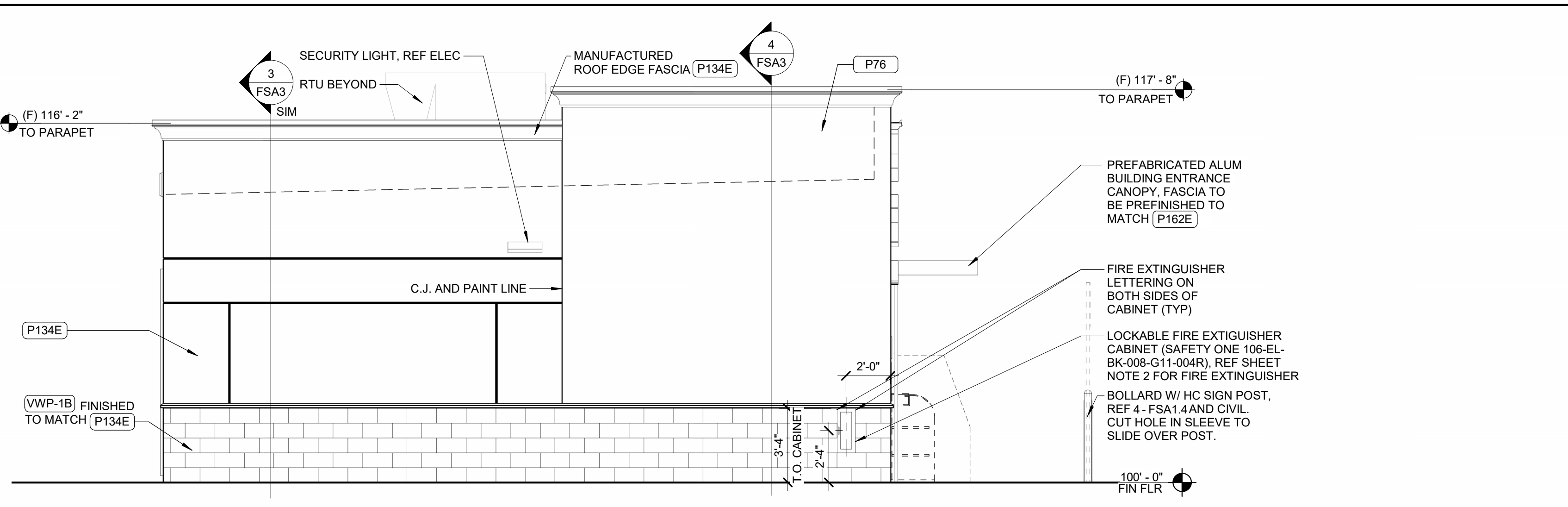
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 PHOTO CYCLE: 07/26/24
 DOCUMENT DATE: XX/XX/XX

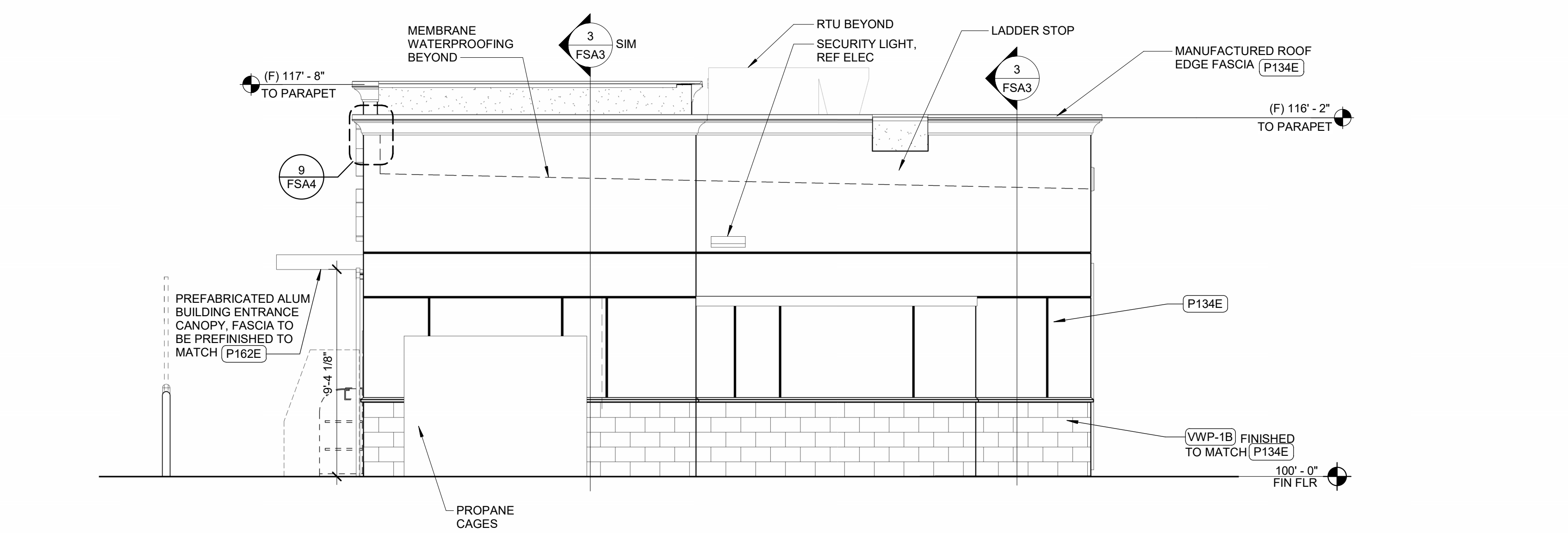
NOT FOR CONSTRUCTION

SERVICE BUILDING

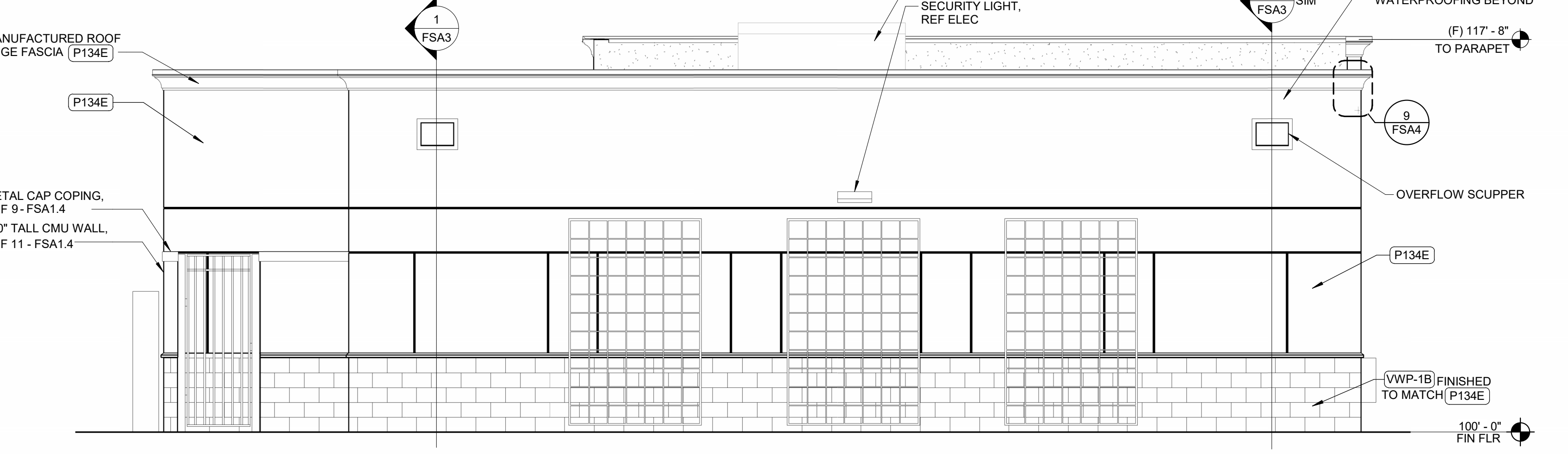
SHEET: **FSA2**



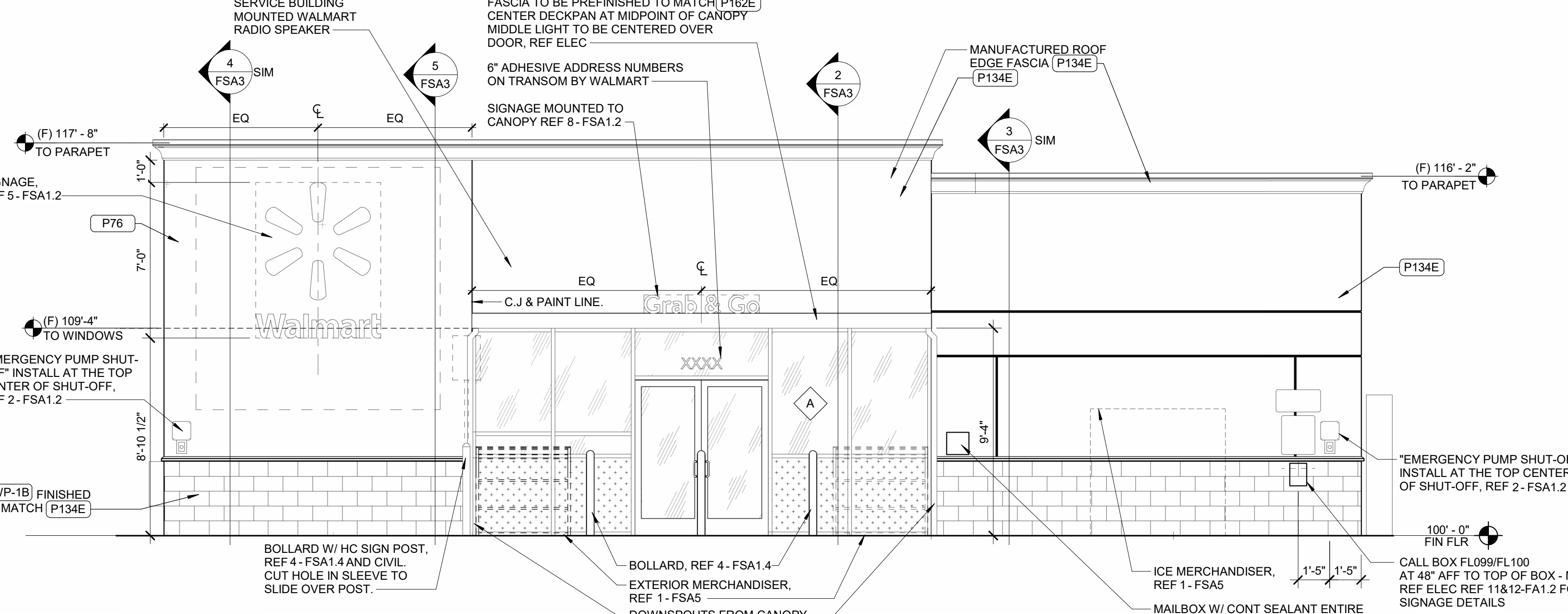
5 WEST ELEVATION
 1/4" = 1'-0"



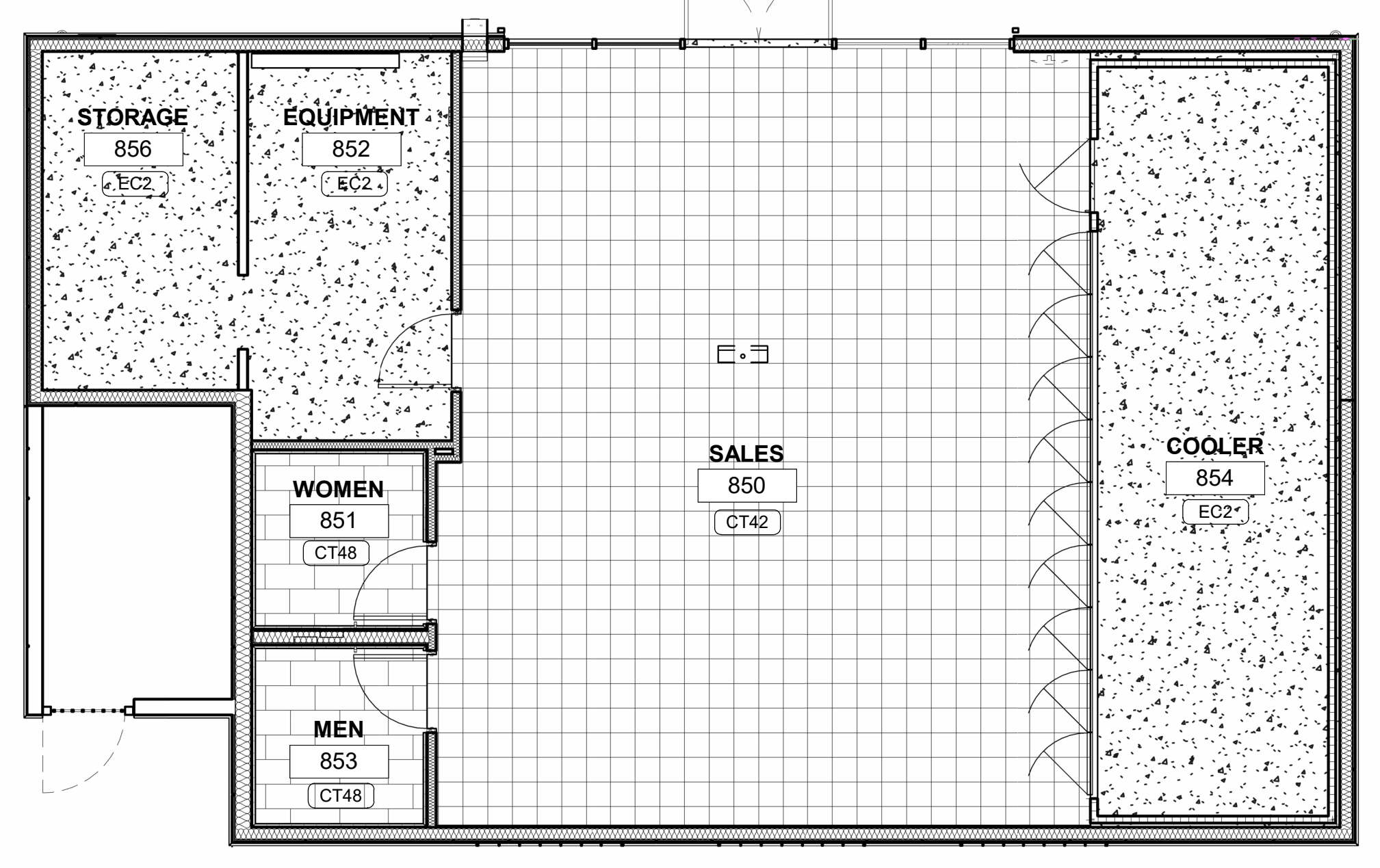
4 EAST ELEVATION
 1/4" = 1'-0"



3 SOUTH ELEVATION
 1/4" = 1'-0"

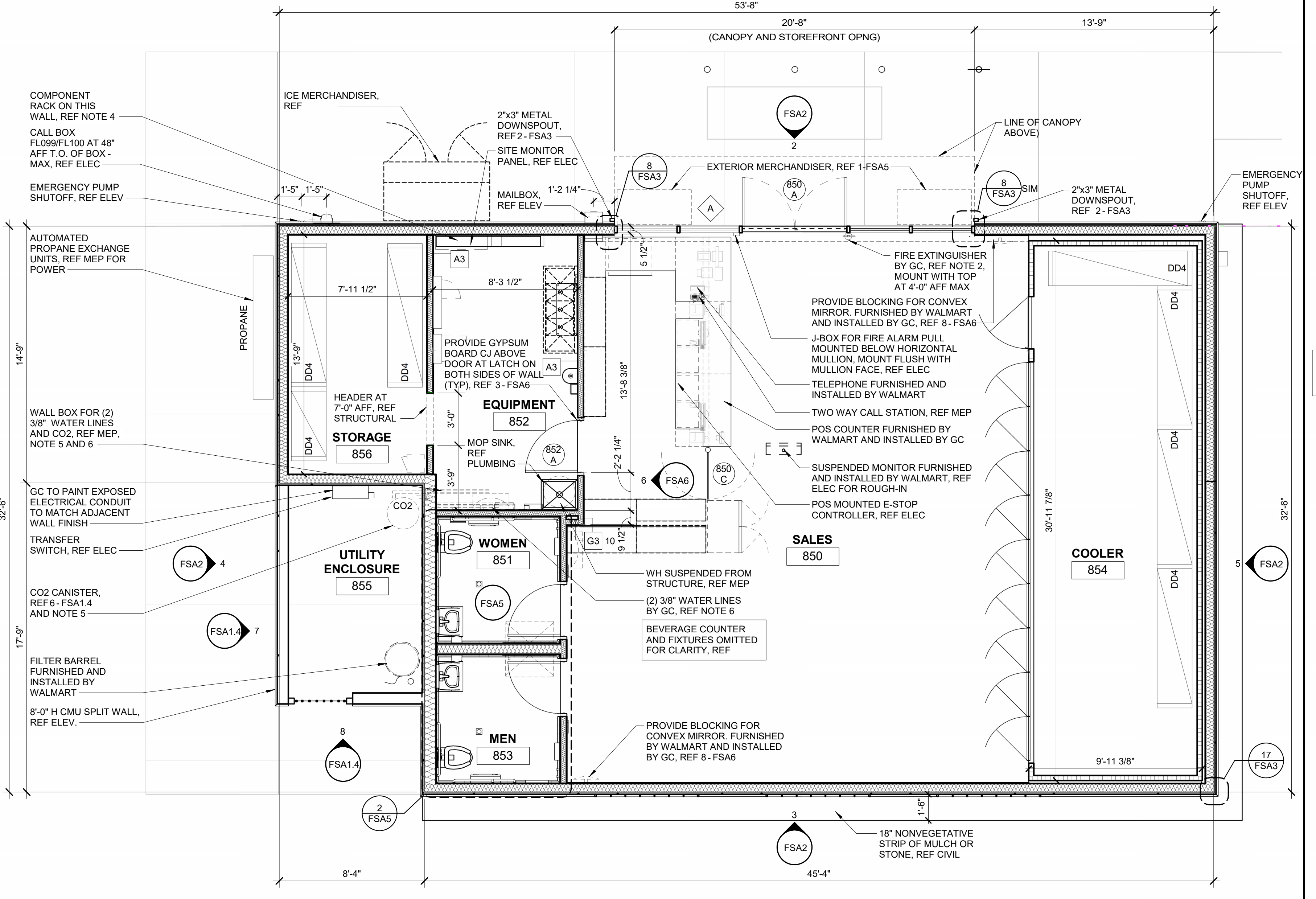


2 NORTH ELEVATION
 1/4" = 1'-0"



FLOOR FINISH LEGEND	
REF SHEET AS FOR ADDITIONAL FINISH INFORMATION	
CT53	PORCELAIN FLOOR TILE
EC2	EXPOSED CONCRETE
LV3	CREAM TERRAZO LVT

6 FLOOR FINISH PLAN
 3/16" = 1'-0"



1 FLOOR PLAN
 1/4" = 1'-0"

MEMORANDUM

To: City of Mesa, Arizona

From: Cameron Liederman
Kimley-Horn and Associates, Inc.

Date: 05/06/2024

Subject: ZON24-00274 Walmart Fuel #3799 Plan of Operations and Good Neighbor Policy

Compliance with Mesa Zoning Ordinance Requirements

The items listed below are list of items needed to comply with section 11-31-25 of the Mesa Zoning Ordinance along with how the proposed service station complies with the necessary standards:

- A. Location. Maximum number of service stations permitted at an arterial intersection is total of 2. – **This is the only fueling station at this intersection.**
- B. Minimum Frontage. 100 feet on each street. – **This fuel station has more than 100 feet of frontage along W Baseline Road.**
- C. Pump Canopy. Pump islands shall be covered by a canopy that matches or complements the design of the main structure. – **The proposed pump canopy is covered and matches/compliments 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 makes up approximately 15% of the site area.**
- E. Fencing. Masonry only. – **If any screening is proposed, architect will make it masonry walls.**
- 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. – **Shall be incorporated in architecture package.**
- G. Litter. A minimum of 1 permanent, non-flammable trash receptacle shall be installed at each pump island. – **Permanent non-flammable trash receptacle added to 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. – With this smaller fuel station layout the building is placed within the fueling canopy limits. Placing building between canopy and street not compatible with this fuel station layout. Requesting to keep site layout as is.

- I. Criteria for Review of Special Use Permit. When required, the review of the Special Use Permit for a Service Station shall include a review and determination regarding the following items:
 - a. 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
 - b. 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
 - c. 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
 - d. 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.
 - e. 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 special use permit is under review with the city of mesa

Kiosk Operation

Walmart provides a convenience store at their fuel stations to give users access amenities other than just fuel. The store provides a restroom, convenience goods such as cold drinks, some snacks, and minor vehicle maintenance items. During Business hours there are two to three employees working and are either at the cashier inside the convenience store, attending normal cleaning and maintenance, or helping other customers at the pumps. Customers at the fuel station can walk from the fuel station pumps into the convenience store to purchase any of the goods referenced above or purchase fuel inside the store rather than at the pumps. The convenience story is separated from the drive aisles and oncoming traffic by a raised 6" curb as well as landscape. Typical Walmart Fuel Station Hours of Operation are 6:00a.m to 11:00p.m

Plan of Operation

For Walmart sites such as this one where a fuel station is proposed on a lot with an existing Walmart store, the store and the fuel station work together on any customer related issues that arise. Alongside complying with the Mesa Zoning Ordinance requirements stated at the beginning of this Memo, this fuel station will be designed and maintained in acceptable compliance with all Mesa Building and Fire Safety Regulations.

Good Neighbor Policy

The addition of a Fuel station along E Guadalupe will allow for ongoing compatibility with adjacent uses in the following manors:

- The implementation of a Fuel station in this area will bring in more customers for the surrounding retail shops, as well as giving the citizens visiting these surrounding vendors the option to get gas in the same trip.
- Sound from fuel station traffic will be attenuated to reasonable extent however the fuel station is not located near any residential development.
- Lighting produced by the Fuel station will be mitigated to minimize impacts to neighbors. Since the surrounding vendors likely close for the day before the fuel station does, fuel station lighting at late hours should not affect surrounding neighbors.
- For vehicle access and traffic control, the Fuel station site has been laid out to provide the most efficient ease of circulation through the site will minimizing traffic to the surrounding neighbors.

Should any concerns arise relating to the measures stated above, the Hierarchy of responding to neighbor and/or fuel station customer concerns is as follows:

The associate on shift is the first to respond to any is the first respond for any concerns from neighbors or customers. If any concerns cannot be addressed or solved by the associate on shift then the Walmart Market manager can get involved to solve the issue. If concerns remain after getting the Walmart store manager involved, then the area Regional Manager will step in to further address any remaining issues. If facilities maintenance or design team needs to be involved in issues that arise, then the Vice President will request their assistance to help remedy the situation. See below for Walmart Staff contact information.

Walmart Representative Contact information

Trent Rachel, Sr. Project Manager

Trent.Rachel@walmart.com

Phone: 479-799-1325

Mark Divis, Market Manager

Mark.Divis@walmart.com

Phone: 479-879-3149

Rhonda Graham, Regional Manager

Rhonda.Graham@walmart.com

CITIZEN PARTICIPATION PLAN FOR Walmart Fuel Station #3799 Mesa

Date: 6/28/2024, 2024

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses near the site of an application for the Mesa Walmart Fuel Station #3799. The site is located at 240 W Baseline Rd in Mesa. This plan will ensure that those affected by this application will have the opportunity to learn about and comment on the proposal.

Contact:

Ryan Alvarez, P.E.
1100 W Town and Country Rd. Suite 700
Orange, CA 92868
(714) 786-6322
Ryan.alvarez@kimley-horn.com

Pre-submittal Meeting: A pre-application meeting was held with the City of Mesa planning staff in October 2023. Staff reviewed the application and recommended that adjacent residents, Mesa School Districts and nearby adjacent neighborhoods be contacted.

Action Plan: To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to members of the community to understand and address any real or perceived impacts the development may have.

- A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhoods within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Property owners within 1,000 feet from site (initial neighborhood letter)
 - Property owners within 1,000 feet from site (hearing notification)
- All persons listed on the contact list will receive a letter describing the project, project schedule, and site plan with building elevations.
- Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of this site receive comments.
- Presentations will be made to groups of citizens or neighborhood associations upon request.

Note: All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa

Schedule

Agenda Item	Date
Pre-submittal Meeting	October 2023
P&Z 1 st Submittal	4/1/24
P&Z Meeting with Applicant	4/22/24
P&Z 2 nd Submittal	5/8/24
P&Z Comment Resolution	7/1/2024
Initial Neighborhood Letter (14 days prior to hearing)	6/17/2024
Hearing Notification	TBD
P&Z Hearing	TBD

CITIZEN PARTICIPATION REPORT
Walmart Fuel Station #3799
CASE # ZON24 - 00274

Date of report: June 28, 2024

Overview: This report provides progress update of the implementation of the citizen participation plan for the Walmart Fuel Station Site number 3799. This is located at 330 W Baseline Rd., Mesa, AZ 85210. This is an application for the redevelopment of approximately 1.50 acres of the existing Walmart lot. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application. Any comments, sign-in lists, letters, summary sheets, and materials are attached.

Contact:

Ryan Alvarez, P.E.
1100 W. Town and Country Rd, Suite 700
Orange, CA 92868
(623) 552-3171
Ryan.Alvarez@kimley-horn.com

Correspondence and Telephone Calls:

- Property owners within 1000 feet from site (Neighborhood outreach notification) → letters to be delivered to City of Mesa Planning Department on 6/17/2024
- Neighborhood Outreach Call was conducted on 6/27/2024
- Property owners within 1000 feet from site (Public hearing notification) → letters to be delivered on 7/30/2024.

Results:

There are 45 persons on the 1000-foot contact list as of the date of this Citizen Participation Report (see attached). The preliminary neighborhood outreach meeting was held via teams on Thursday June 27th at :00 P.M. Nobody from the 1000- foot Residents list attended the call. No one has contacted us as of the date of this Report.

**CONTACT LIST
RESIDENTS WITHIN 1000-FEET OF PROPERTY**

See Following Pages for list of Residents

Owner Name *	Property Street Number	Property Street Direction	Property Street Name	Property Street Type	Property City	Property Zip Code
MOY MARGARET MARGIE SHIMADA	1945	S	COUNTRY CLUB	DR	MESA	85210
FOUR P PROPERTIES COLORADO LLC	1961	S	COUNTRY CLUB	DR	MESA	85210
J & J PACIFIC PROPERTIES LLC	408	W	JUANITA	AVE	MESA	85210
HD DEVELOPMENT OF MARYLAND INC	1740	S	COUNTRY CLUB	DR	MESA	85210
AVALON BASE COUNTRY LLC	1960	S	COUNTRY CLUB	DR	MESA	85210
MARICOPA COUNTY	1950	S	COUNTRY CLUB	DR	MESA	85210
COUNTRY CLUB URMTA LLC	1940	S	COUNTRY CLUB	DR	MESA	85210
RI CS1 LLC	1810	S	COUNTRY CLUB	DR	MESA	85210
RISSLING PAMELA JANE/DUNCAN PERRY GORDAN	1850	S	COUNTRY CLUB	DR	MESA	85210
DESERT TACO EAST LLC	1864	S	COUNTRY CLUB	DR	MESA	85210
MESA CITY OF	1830	S	COUNTRY CLUB	DR	MESA	85210
P & H MINING EQUIPMENT INC	112	W	IRON	AVE	MESA	85210
MESA CAMPUS LLC	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
LIPOVIC PARK LLC	40	W	BASELINE	RD	MESA	85210
NSA PROPERTY HOLDINGS LLC	20	W	BASELINE	RD	MESA	85210
UNION PACIFIC RAILROAD CO	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
WAFFLE HOUSE INC	1831	S	COUNTRY CLUB	DR	MESA	85210
JKB PROPERTIES LLC	1821	S	COUNTRY CLUB	DR	MESA	85210
RAMA INVESTMENTS LLC	333	W	JUANITA	AVE	MESA	85210
MESA CITY OF	255	W	JUANITA	AVE	MESA	85210
LUKE MARLEY LLC	235	W	JUANITA	AVE	MESA	85210
ZIMMERMAN PROPS INC	145	W	JUANITA	AVE	MESA	85210
ION R E SOLUTIONS LLC	1832	S	MACDONALD	<Null>	MESA	85210
J3 MOUNT DIABLO LLC	1854	S	MACDONALD	<Null>	MESA	85210
STORE MASTER FUNDING XI LLC	120	W	BASELINE	RD	MESA	85210
MCDONALD'S REAL ESTATE COMPANY	146	W	BASELINE	RD	MESA	85210
WAL MART STORES INC	240	W	BASELINE	RD	MESA	85210
EMPIRE PROPERTIES INC	1855	S	COUNTRY CLUB	DR	MESA	85210
EMPIRE PROPERTIES INC	1903	S	COUNTRY CLUB	DR	MESA	85210
CFT DEVELOPMENTS LLC	342	W	BASELINE	RD	MESA	85210
MESACR LLC	1909	S	COUNTRY CLUB	DR	MESA	85210
HALLE PROPERTIES LLC	2030	S	COUNTRY CLUB	DR	MESA	85210
LANCASTER CARLA TR/YORK EDWARD	225	W	BASELINE	RD	GILBERT	85233
HEWSON FIESTA TECH L L C	1440	N	FIESTA	BLVD	GILBERT	85233
R&K WEST LOT L L C	1493	N	TECH	BLVD	GILBERT	85233
TCCC GILBERT LLC	1580	N	FIESTA	BLVD	GILBERT	85233
PRICE COMPANY THE	1415	N	ARIZONA	AVE	GILBERT	85233
GILBERT TOWN OF	1525	N	FIESTA	BLVD	GILBERT	85233
J & B LEE LLC	1555	N	FIESTA	BLVD	GILBERT	85233
BCB GROUP INVESTMENTS LLC	385	W	BASELINE	RD	GILBERT	85233
EARNHARDT PROPERTIES LIMITED PARTNERSHIP	1301	N	COLORADO	ST	GILBERT	85233
25 BASELINE LLC	25	W	BASELINE	RD	GILBERT	85233
PEGASUS CHANDLER GILBERT OWNER LLC	75	W	BASELINE	RD	GILBERT	85233
UNITED STATES OF AMERICA	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>

Councilmember Jenn Duff
Priscilla Gutierrez
City of Mesa Development Services Department