



PLANNING DIVISION
STAFF REPORT

Design Review Board

August 13, 2024

CASE No.: DRB24-00275	PROJECT NAME: WM Fuel Mesa 3799
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Owner's Name:	Trent Rachel, Walmart Stores Inc.
Applicant's Name:	Ryan Alvarez, Kimley-Horn
Location of Request:	Within the 100 to 300 blocks of West Baseline Road (north side). Located east of Country Club Drive on the north side of Baseline Road.
Parcel No(s):	139-50-051B
Request:	Design Review for a Service Station.
Existing Zoning District:	Light Industrial (LI)
Council District:	4
Site Size:	23± acres
Proposed Use(s):	Accessory Service Station
Existing Use(s):	Retail
DRB Meeting Date(s):	August 13, 2024 / 4:30 p.m.
Staff Planner:	Chloe Durfee Daniel
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **June 18, 1973**, the City Council annexed the project site into the City of Mesa as part of a larger 4,119.8± acre annexation (Ord. No. 812).

On **November 16, 1998**, the City Council approved a Council Use Permit (CUP) and a rezoning from Light Industrial (LI) and General Commercial (GC) to LI with a CUP to allow for a group commercial center on 33± acres, including the subject site (Case No. Z98-044; Ord. No. 3565).

On **December 6, 2004**, the City Council approved a site plan modification to allow for the development of a commercial shopping center on 33± acres (Case No. Z04-093; Ord. No. 4327).

On **February 2, 2005**, the Design Review Board reviewed and approved a 203,091 square foot Walmart Supercenter (Case No. DR05-004).

PROJECT DESCRIPTION

Background:

The applicant is requesting Design Review approval for the development of a service station and fuel canopy.

The site plan was approved in 2004 (Case No. Z04-093) and included a proposed service station located in the southeast corner of the site. The applicant is proposing to relocate the proposed service station to the southwest corner of the site. Subsequently, the Design Review Board reviewed and approved the Walmart Supercenter (Case No. DR05-004). As a part of the Design Review Board hearing, it was conditioned that the proposed service station must be reviewed and approved by the Design Review Board (Proposed Project).

Approval of the site plan modification is scheduled to be heard by the Planning and Zoning Board on August 14, 2024 (Case No. ZON24-00274) and the Special Use Permit for the use is scheduled to be heard by the Board of Adjustment on September 4, 2024 (Case No. BOA24-00104).

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character type designation on the property is Mixed Use Activity District with a Community-Scale subtype and Employment with a Business Park subtype. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Activity District character type is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. The goal of Community-Scale Districts is to provide high-quality opportunities for commercial and entertainment activities consistent with the needs of today’s consumer.

The focus for the Employment character type is to provide for a wide range of employment opportunities in high-quality settings. The Business Park subtype is typically low intensity developments that contain a number of separate businesses, offices, and light industrial facilities.

Staff reviewed the request and determined the Proposed Project is consistent with the character types and the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Light Industrial (LI). Per Section 11-7-1 of the MZO, the purpose of the LI zoning district is used to buffer industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses. Per Table 11-7-2 of the City of Mesa Zoning Ordinance (MZO), general service stations and fuel canopies are allowed uses in the LI zoning district with approval of a Special Use Permit.

Surrounding Zoning Designations and Existing Use Activity:

Northwest	North	Northeast
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GC Hotel	LI Office/Warehousing	LI Office/Warehousing
West LI Commercial	Subject Property LI Commercial	East LI Office/Warehousing
Southwest (Across Baseline Road) Gilbert Office/Commercial	South (Across Baseline Road) Gilbert Offices	Southeast (Across Baseline Road) Gilbert Office

Compatibility with Surrounding Land Uses:

The project site is currently part of a larger group commercial development located on the north side of Baseline Road. The properties to the south, across Baseline Road, are commercial and office developments within the jurisdiction of the Town of Gilbert while the other properties to the east and north are office/warehouse uses. To the northwest of the subject site is a hotel development. The proposed expansion will be compatible with the surrounding area.

Site Plan and General Site Development Standards:

The proposed site plan shows the removal of an existing parking area and the development of a 1,618 square foot service station building and a 6,280 square foot fuel canopy on the west side of the site.

Prior to the proposed service station and canopy, the site required 554 parking spaces, per Table 11-32-3 of the MZO, and provided 1,051 spaces. With the addition of the Proposed Project, the site now requires 567 spaces and has reduced the total provided spaces to 921. Per Section 11-32-1.B and 11-33-1.B&C of the MZO, as the project creates less than a 5% increase in required parking to the site and adds less than 20% of the original building footprint, the existing parking lot is not required to be brought up to current code requirements. However, all parking and landscape areas that are affected by the Proposed Project will be brought into compliance with MZO requirements. Additionally, the applicant will revegetate all landscape areas to be consistent with the landscape plan approved with Case No. DR05-004.

The addition of 7,898 square feet to the southwest corner of the site is considered a major modification of the approved site plan and is required to be reviewed and approved through the public hearing process in accordance with Section 11-69-7 of the Mesa Zoning Ordinance (MZO), with final approval from City Council.

Per Section 11-7-2 of the MZO, a service station is permitted in the LI district with the approval of a SUP. Per Condition No. 8 of Ordinance 4327, the SUP is required to be reviewed by the Board of Adjustment and the applicant has submitted a companion Board of Adjustment application for the SUP (Case No. BOA24-00104).

Design Review:

This request is required to be reviewed and approved by the Design Review Board per a condition of approval in the original 2005 case for the group commercial development (Case No. DR05-

004). The elevations continue to match the character and design of the existing Walmart building through colors, materials, and roof lines. The applicant is requesting alternative compliance for not incorporating at least 3 different materials on each façade and having more than 50% of each façade covered with one material. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000 feet of the site as well as HOAs within ½ mile or registered neighborhoods within one mile of the site.

As of the date of this report, staff has not been contacted by any residents. Staff will provide the Board with any new information during the scheduled Public Hearing on August 13, 2024.

Staff Recommendation:

The subject request is consistent with the General Plan and meets the review criteria for Design Review outlined in Section 11-71-6; therefore, staff recommends approval with the following:

Conditions of Approval:

1. Compliance with the final elevations and landscape plan submitted.
2. Prior to the issuance of a Certificate of Occupancy, landscaping must comply with the landscape plan approved with case no. DR05-004, except as modified by DRB24-00275, and all dead, dying, and missing landscape materials must be replaced in kind and all landscaping shall be trimmed to maintain natural surveillance.
3. Compliance with Zoning Case No. ZON24-00274.
4. Issuance of an SUP by the Board of Adjustment and compliance with all requirements of Case No. BOA2424-00104.
5. Compliance with all City development codes and regulations.

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 - Vicinity Map
- Exhibit 3 - Site Plan
- Exhibit 4 - Landscape Plan
- Exhibit 5 - Elevations
- Exhibit 6 - Renderings
- Exhibit 7 - Colors and Materials Board
- Exhibit 8 - Project Narrative