



## 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

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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.**