



PLANNING DIVISION

STAFF REPORT

Planning and Zoning Board

August 14, 2024

CASE No.: ZON24-00274	PROJECT NAME: WM Fuel Mesa 3799
Owner's Name:	Trent Rachel, Walmart Stores Inc.
Applicant's Name:	Ryan Alvarez, Kimley-Horn
Location of Request:	Within the 100 to 400 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:	Major Site Plan Modification
Existing Zoning District:	LI
Council District:	4
Site Size:	23± acres
Proposed Use(s):	Retail/Commercial
Existing Use(s):	Service Station
Hearing Date(s):	August 14, 2024 / 4:00 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 approval of a Major Site Plan Modification to allow for a service station (Proposed Project). 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 which was never built. The applicant is proposing to relocate the proposed service station to the southwest corner of the site, which is considered a Major Site Plan Modification.

Per Section 11-69-7 of the Mesa Zoning Ordinance (MZO), a major modification of an approved site plan that was approved by City Council requires the review and approval of City Council. Additionally, condition of approval No. 8 from Ordinance No. 4327 requires review and approval by the Board of Adjustment of a Special Use Permit (SUP) for the proposed service station. The applicant has submitted a companion Board of Adjustment application for the SUP (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 Sub-type and Employment with a Business Park Sub-type. 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 Sub-type is typically low intensity developments that contain a number of separate businesses, offices, and light industrial facilities.

The Proposed Project complies with both character types by furthering the availability and accessibility of the existing business and fuel access to the surrounding area.

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 use in the LI zoning district with a Special Use Permit.

Surrounding Zoning Designations and Existing Use Activity:

Northwest GC Hotel	North LI Office/Warehousing	Northeast LI Office/Warehousing
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West LI Commercial	Project Site LI Commercial	East LI Office/Warehousing
Southwest (Across Baseline Road) Town of Gilbert Office/Commercial	South (Across Baseline Road) Town of Gilbert Offices	Southeast (Across Baseline Road) Town of Gilbert Office

Compatibility with Surrounding Land Uses:

The project site is currently part of a larger group commercial center 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 project 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 development of a 1,618 square foot service station building and a 6,280 square foot fuel canopy in the southwest portion of the site in a current parking field.

The fuel canopy will contain 10 pumps and will be located adjacent to Baseline Road. The Service station will be located further north behind the fuel canopy. With the addition of the proposed service station and canopy, the site now requires 554 parking spaces, per Table 11-32-3 of the MZO, and 921 spaces are provided. Access to the site is from Baseline Road and via internal drive aisles.

All landscape areas will be revegetated to be consistent with the landscape plan approved with Case No. DR05-004.

Board of Adjustment:

The companion case for a Special Use Permit for the proposed service station and fuel canopy and will be going to the Board of Adjustment, as per the conditions of Z04-093, on September 4, 2024.

Design Review Board:

The Proposed Project will be heard by the Design Review Board at their August 13, 2024, meeting. Staff will provide the Board with any new information during the scheduled Study Session on August 14, 2024.

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, and registered neighborhoods within one mile of the site.

Neither Staff nor the applicant have been contacted by any neighbors. Staff will provide the Board with any new information during the scheduled Study Session on August 14, 2024.

Staff Recommendations:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with the final site plan.
2. Compliance with all requirements of Case No. DRB24-00275.
3. Issuance of an SUP by the Board of Adjustment and compliance with all requirements of Case No. BOA24-00104.
4. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Project Narrative

Exhibit 4-Site Plan

Exhibit 5-Landscape Plan

Exhibit 6-Grading and Drainage Plan

Exhibit 7-Elevations

Exhibit 8-Operations Plan and Good Neighbor Policy

Exhibit 9-Citizen Participation Plan

Exhibit 10-Citizen Participation Report