



PLANNING DIVISION

STAFF REPORT

City Council

September 9, 2024

| | |
|---|---|
| CASE No.: ZON24-00145 | PROJECT NAME: WM Fuel Mesa 5349 |
| Owner's Name: | Trent Rachel, Walmart Stores Inc. |
| Applicant's Name: | Ryan Alvarez, Kimley-Horn |
| Location of Request: | Within the 8200 to 8400 blocks of East Guadalupe Road (south side). Located west of Hawes Road and south of Guadalupe Road. |
| Parcel No(s): | 304-04-820 |
| Request: | Major Site Plan Modification to allow for a Service Station. |
| Existing Zoning District: | LC-PAD |
| Council District: | 6 |
| Site Size: | 7± acres |
| Proposed Use(s): | Service Station |
| Existing Use(s): | Vacant |
| Hearing Date(s): | August 14, 2024 / 4:00 p.m. |
| Staff Planner: | Chloe Durfee Daniel |
| Staff Recommendation: | APPROVAL with Conditions |
| Planning and Zoning Board Recommendation: | APPROVAL with Conditions (6-0) |
| Proposition 207 Waiver Signed: | Yes |

HISTORY

On **February 22, 1990**, the City Council annexed the project site into the City of Mesa as part of a larger 1,722± acre annexation (Case No. A88-013; Ord. No. 2482).

On **April 2, 1990**, the City Council established zoning on 1,776.4± acres of recently annexed land, including the project site, to Agricultural (AG), Suburban Ranch (RS), and C-2 (Limited Commercial [LC]) (Case No. A88-013; Ord. No. 2482).

On **January 21, 1996**, the City Council approved a rezoning from Agricultural (AG) to R1-7 (RS-7), R1-6 (RS-6), R1-6 PAD (RS-6 PAD) for a Development Master Plan to allow for a single residence community containing approximately 770 lots and a 16-acre commercial tract, including the project site (Case No. Z95-106; Ord. No. 3134).

On **June 2, 2003**, the City Council approved a site plan review to allow for the development of a neighborhood market on 14.6± acres (Case No. Z03-016; Ord. No. 4073).

On **August 6, 2003**, the Design Review Board reviewed and approved a 30,690 square foot Walmart Neighborhood Market (Case No. DR03-055).

On **August 13, 2024**, the Proposed Project was heard by the Design Review Board. Staff is working with the applicant to address minor comments.

On **August 14, 2024**, the Planning and Zoning Board recommended that City Council approve the Proposed Project (Vote 6-0).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to the previously approved site plan for the property to allow for the development of a service station (Proposed Project). The site plan was approved in 2003 (Case No. Z03-016) and included a service station.

The applicant is proposing minor changes to the layout of service station, which are normally considered a Minor Site Plan Modification for administrative approval. However, per Section 11-69-7 of the Mesa Zoning Ordinance (MZO), a modification of an approved site plan that requires a SUP cannot be approved administratively, and is considered a Major Site Plan Modification. The Proposed project is required to be heard by the Planning and Zoning Board and City Council.

The corresponding ordinance (Ordinance No. 4073) included a condition of approval requiring review and approval of a Special Use Permit (SUP) by the Board of Adjustment for the service station. Per the conditions of Ordinance 4073, a companion case for a Special Use Permit (Case No. BOA24-00092) for the proposed service station and fuel canopy and will be going to the Board of Adjustment on September 4, 2024.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan character type designation on the property is Neighborhood Village. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood Village character type is to provide for the regular shopping and service needs of the nearby population. These centers serve as the focal point for the surrounding neighborhoods and residents.

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

Zoning District Designations:

The project site is zoned Limited Commercial with a Planned Area Development Overlay (LC-PAD). Per Section 11-6-1 of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius.

Per Table 11-6-2 of the City of Mesa Zoning Ordinance (MZO), service stations with a fuel canopies are allowed use in the LC zoning district with a Special Use Permit.

Surrounding Zoning Designations and Existing Use Activity:

| | | |
|---|---|---|
| <p>Northwest (Across Guadalupe Road) RS-7-PAD Single Residence</p> | <p>North (Across Guadalupe Road) RS-7-PAD Single Residence</p> | <p>Northeast (Across Guadalupe Road) RS-7-PAD Single Residence</p> |
| <p>West LC-PAD Commercial</p> | <p>Project Site LC-PAD Commercial</p> | <p>East (Across Hawes Road) RM-2-PAD Multiple Residence</p> |
| <p>Southwest LC-PAD Commercial</p> | <p>South RS-6-PAD-PAD Single Residence</p> | <p>Southeast (Across Hawes Road) RM-2-PAD Multiple Residence</p> |

Compatibility with Surrounding Land Uses:

The project site is currently part of a group commercial center located on the southwest corner of Guadalupe Road and Hawes Road. The properties to the south and west are single residences while the properties to the north across Guadalupe Road and to the northeast across both Guadalupe Road and Hawes Road are also single residences. To the east, across Hawes Road, is a multiple residence development.

The Proposed Project is compatible with the surrounding area as it is located internal to the group commercial center.

Site Plan and General Site Development Standards:

The Proposed Project includes a 609 square foot service station building and a 4,313 square foot fuel canopy on the northern portion of the site within a vacant pad site.

The fuel canopy will contain six pumps and will be located adjacent to Guadalupe Road. The Service station will be located under the fuel canopy. With the addition of the proposed service station and canopy, the site now requires 113 spaces, per Table 11-32-3 of the MZO, and 206 spaces are provided. Access to the site is from Guadalupe Road and via internal drive aisles.

All landscape areas will be revegetated to be consistent with the landscape plan approved with Case No. DR03-055.

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.

As of the writing of this report, staff has not received any comments or concerns from surrounding property owners.

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 submitted.
2. Compliance with all requirements of Case No. DRB24-00147.
3. Issuance of an SUP by the Board of Adjustment and compliance with all requirements of Case No. BOA24-00092.
4. Compliance with all City development codes and regulations.

Exhibits:

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 – Planning and Zoning Board Minutes

Exhibit 7 - Submittal Documents