



Planning and Zoning Report

Date	December 10, 2025	
Case No.	ZON25-00324	
Project Name	Circle K – Pecos and Sossaman	
Request	<ul style="list-style-type: none">• Site Plan Review• Special Use Permit to allow for a service station	
Project Location	At the southeast corner of East Pecos Road and South Sossaman Road	
Parcel No(s)	304-61-010C	
Project Area	6.3± acres	
Council District	District 6	
Existing Zoning	Light Industrial	
General Plan Designation	Industrial	
Applicant	Brennan Ray, Ray Law Firm	
Owner	KEB Enterprises, LLC	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Site Plan Review and a Special Use Permit for a service station (Proposed Project).

Concurrent Applications:

- **Design Review:** Design Review Board meeting is scheduled for December 9, 2025, to review the proposed elevations and landscape plan (DRB25-00325).

Site Context

General Plan:

- The Placetype for the project site is Industrial; the Growth Strategy for the project site is Evolve.
- Convenience Services is a supporting land use in the Industrial Placetype. Industrial areas are intended for high-intensity industrial activities such as manufacturing, warehousing and storage, data storage, freight, and distribution and should have excellent access to arterial roadways, freeways, and rail that can accommodate heavy truck traffic and distribution needs.
- The Proposed Project is consistent with the Industrial Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - CM1. Design an integrated transportation network that safely and efficiently moves people and goods.
 - CM5. Integrate innovative transportation technology strategies.
 - ECEW2. Promote energy conservation and renewable energy generation.

Sub-Area Plan: Mesa Gateway Strategic Plan, Logistics and Commerce District

The proposed development is in conformance with the goals of this District, which include:

- A focus on job creation, with the majority of jobs in heavy and light manufacturing, warehousing, and business park activities, and with retail and service jobs providing a supportive role as well as balance.
- Efficiently moving traffic via the arterial street network.

Zoning:

- The project site is zoned Light Industrial (LI).
- A service station is a permitted use within the LI District with the approval of a Special Use Permit.

Surrounding Zoning & Use Activity:

The proposed Service Station is compatible with surrounding land uses, which include industrial uses, offices, a school, and vacant land.

Northwest (Across Sossaman Rd. and Pecos Rd.) PS Vacant	North (Across Pecos Rd.) EO Industrial	Northeast (Across Pecos Rd.) EO Industrial
West (Across Sossaman Rd.) EO Industrial	Project Site LI Vacant	East LI Offices
Southwest (Across Sossaman Rd.) EO Industrial	South LI School	Southeast LI School

Site History:

- **January 18, 1990:** City Council annexed 3,346.5± acres, including the project site, into the City of Mesa (Case No. A89-003; Ordinance No. 2473).
- **March 5, 1990:** City Council approved a rezoning for 3331± acres, including the project site, from Maricopa County Rural-43, Rural-43AD IV, Rural-43 AD V, Rural-43 AD VI, IND-2, AD I, AD II, AD III to City of Mesa Agricultural (AG), Suburban Ranch (SR) (equivalent to current Single Residence-43 and Single Residence-90 [RS-43/RS-90]), and General Industrial (M-2) (equivalent to current General Industrial [GI]) (Case No. Z90-007; Ordinance No. 2496).
- **May 6, 2002:** City Council adopted an area land use plan for the area south of Williams Gateway Airport for 1281.9± acres (Case No. Z01-007; Resolution No. 7838).
- **March 20, 2006:** City Council approved a rezoning from AG to Limited Industrial (M-1) (equivalent to current Light Industrial [LI]) (Case No. Z06-016; Ordinance No. 4530).
- **June 5, 2017:** City Council approved a rezoning for 1,101.8± acres creating the Pecos Road Employment Opportunity Zone (PREOZ) to provide an “opt-in” zoning district for property owners in an effort to attract employment-driven projects (Case No. Z17-013; Ordinance No. 5386).

Project/Request Details

Site Plan:

- **Building Design:** The 5,200 square foot convenience store will be a single-story structure situated behind the 12-pump service station canopy at the southeast corner of East Pecos and South Sossaman Road. Along the west side of the building is the main

entrance with pedestrian paths to the public sidewalk along both Pecos and Sossaman. Additionally, four EV charging stations are shown on the north side of the building.

- **Access:** The site will be accessed through shared access drives from both South Sossaman and East Pecos Roads.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 14 parking spaces are required. The site offers 17 parking spaces on site, which will be located on the west and north sides of the building.
- **Landscaping:** The Proposed Project meets all landscaping requirements for planting and percentages per Chapter 33 of the MZO and the additional requirements per Section 11-31-25 of the MZO.

Special Use Permit:

The applicant is requesting a Special Use Permit (SUP) for a service station per Table 11-7-2 of the MZO. The Board may hear and take action on SUPs when requested in conjunction with another request per Section 11-66-2(C)(2) of the MZO. The Proposed Project meets the additional standards for service stations and the criteria for approval of a SUP outlined in Section 11-31-25 of the MZO:

Approval Criteria - Section 11-31-55(I):

1. **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 complies with the General Plan as a supporting convenience services use and will be compatible with the surrounding uses.
2. **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 which includes acceptable evidence that the Proposed Project complies with the LI zoning requirements, applicable building codes, and applicable fire safety regulations.
3. **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 which includes sound attenuation measures, lighting controls, traffic management, operations management, and litter control as well as information about complaint response.
4. **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 Project meets development standards and code requirements.

5. **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 Proposed Project provides 17 parking spaces plus pump parking with 24-foot drive aisles, separated vehicular circulation minimizing conflicts, paved surfaces controlling dust, comprehensive stormwater management, and screened lighting fixtures reducing glare. There are no neighboring residential sites.

Approval Criteria - Section 11-70-5(E):

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 complies with the General Plan.
2. **The location, size, design, and operating characteristics of the proposed project are consistent with the 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 aligns with the zoning district's intent and complies with the General Plan.
3. **The proposed project will not be injurious or detrimental to the adjacent or 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:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff did not receive any communication on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Site Plan and Special Use Permit, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00325.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
5. Compliance with the Operational Plan submitted with this request.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Report

Exhibit 6 – Elevations

Exhibit 7 – Operational Plan and Good Neighbor Policy

Exhibit 8 – Citizen Participation Plan

Exhibit 9 – Citizen Participation Report

Exhibit 10 – Power Point Presentation