

**Walmart Fuel Center
SWC of Mountain Road and (future) Auto Row Drive
Special Use Permit to allow Fuel Sales
Citizen Participation Report**



Submitted on behalf of:



Submitted by:

**Sean B. Lake
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
August 20, 2025**

Walmart Fuel Center (ZON24-00859)
Citizen Participation Report
August 20, 2025

Purpose:

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Site Plan Approval
2. Approval of A Special Use Permit for Fuel Sales.

By providing opportunities for citizen participation, the applicant has ensured that those most affected by this application have had an adequate opportunity to learn about and comment on the proposed development plans for this property.

Contact Information:

The individuals who coordinated the Citizen Participation activities are as follows:

Sean B. Lake
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Sean.lake@pewandlake.com

Vanessa MacDonald
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
vanessa.macdonald@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. The applicant held a neighborhood meeting for this project after the formal application was submitted to the City. The meeting was held on February 4, 2025,

and the meeting summary and presentation shown at the meeting are attached to this report.

2. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts and HOA's within 1-mile of the property were also notified using a list of registered neighborhoods and HOA's obtained from the City of Mesa.
3. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.
4. Notices of Public Hearing were mailed to property owners within 1000-feet of the property on August 11, 2025.
5. A Sign for the Public Hearing was posted on the property on August 11, 2025.
6. It is important to note that in August of 2024, approximately 30 emails were received in opposition to the Walmart Store, in related Site Plan case ZON24-00593. While some of them mentioned opposition to the Fuel Center, the bulk of the emails were in opposition to the Walmart store, in general. The Walmart store is an allowed use under a previously approved Council Use Permit and was not required to go through the public hearing process.

Schedule:

Pre-Application Submittal- March 28, 2024

Pre-Application Conference- April 11, 2024

Formal Site Plan and SUP Applications- July 1, 2024

2nd Submittal- September 30, 2024

3rd Submittal- February 24, 2025

4th Submittal- April 21, 2025

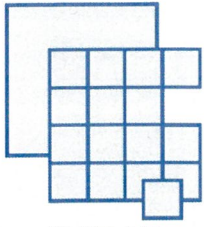
5th Submittal- June 30, 2025

6th Submittal- July 30, 2025

Planning and Zoning Board Hearing- August 27, 2025

Attachments:

1. Neighborhood Meeting notification letter
2. Neighborhood Meeting notification map
3. Neighborhood Meeting Notification list
4. Summary of Neighborhood Meeting
5. PowerPoint Presentation used at neighborhood meeting
6. Neighborhood Meeting Sign-In sheets
7. Notice of Public Hearing
8. Affidavit of Sign Posting



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

January 24, 2025

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Pew & Lake, represents Walmart, Inc., in its application to the City of Mesa for a Special Use Permit for a proposed fuel center at the southwest corner of Mountain Road and the future Auto Row Drive. The fuel center is part of a larger commercial center under development, the approximate boundaries of which are shown below, with the approximate location of the 1.37-acre proposed fuel center parcel indicated by the dashed line.



As you may know, Walmart is in the process of developing a store on the same parcel, adjacent to State Route 24, in a manner that is consistent with the previously approved zoning for this site. The proposed fuel center will be an accessory use to the Walmart store. Our specific request to the City of Mesa is for a Special Use Permit to allow fuel sales in the Light Industrial zoning district with a PAD Overlay (LI/PAD).

A neighborhood meeting is scheduled to provide property owners in the area with an opportunity to learn about the proposed development, ask questions and to provide comments and input on the proposed development.

The neighborhood meeting will be on the date, time and location shown below:

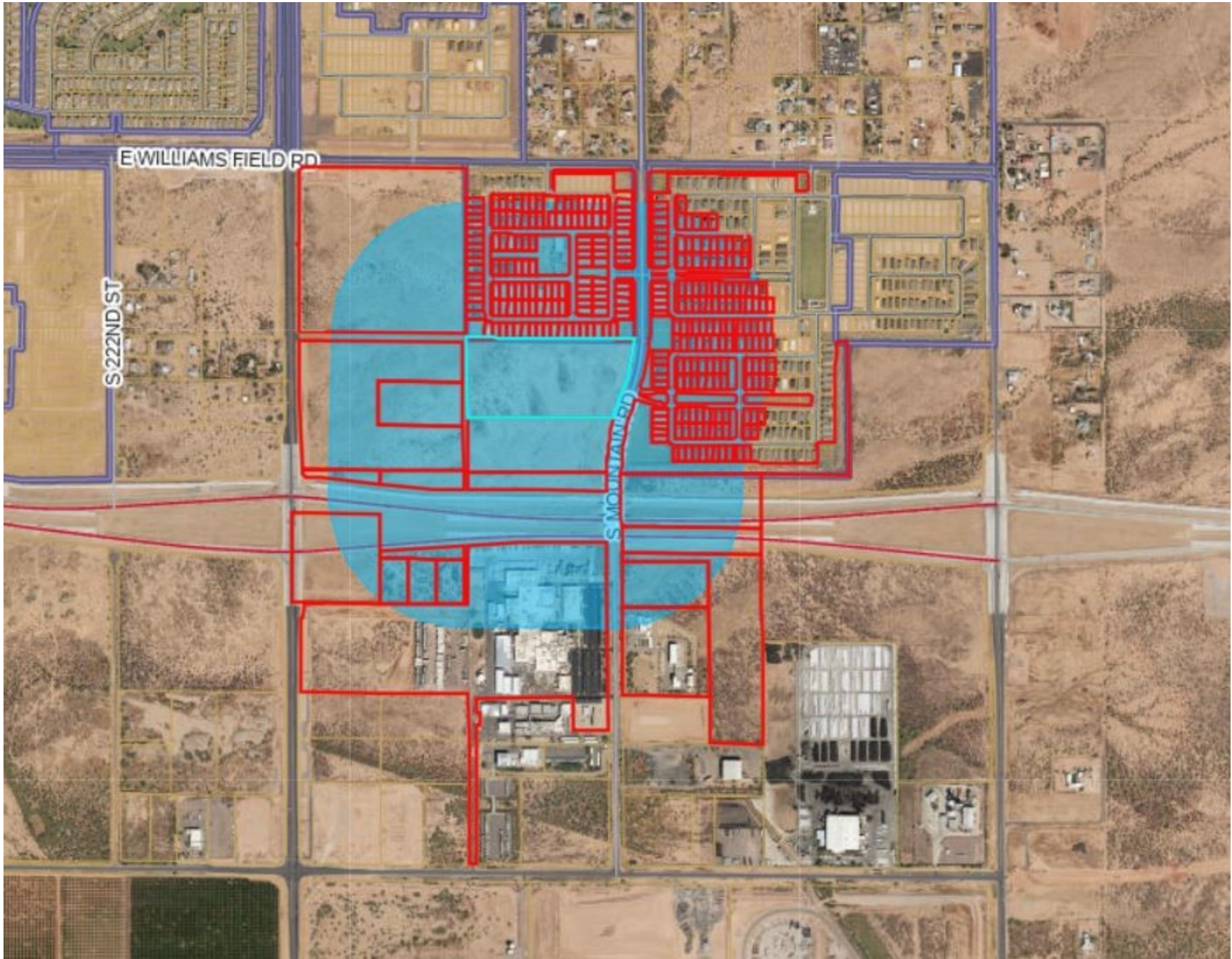
Date: February 4, 2025
Time: 6:30 to 7:30 p.m.
Location: Gateway Polytechnic Academy-Library
Address: 5149 South Signal Butte Road
Mesa, AZ 85212

If you have any questions regarding this matter prior to the neighborhood meeting, you can contact me or Vanessa MacDonald in my office at 480-461-4670. The City of Mesa has assigned this case to Mr. Josh Grandlienard, Senior Planner, who may be reached at Joshua.grandlienard@mesaaz.gov. Please let any of us know if you have questions or concerns regarding this proposed use. A summary of this neighborhood meeting will become part of the public record for this case and will be provided to the Planning & Zoning Board as part of the public record for this project.

Sincerely,



Sean B. Lake
PEW & LAKE, PLC



Walmart Fuel Center Neighborhood Meeting Notification List
10-14-25

Owner Name *	Mailing Address1	City	State	Zip Code
ADAME JUAN ALCALA	11240 E ULYSSES AVE	MESA	AZ	85212
ANTHONY JEFFREY D/LISA M	11228 E UNITY AVE	MESA	AZ	85212
ARIZONA STATE OF DEPT OF TRANS	205 S 17TH AVE MD	PHOENIX	AZ	85007
ARMONDA ANASTASIA MARIA/COLE KAMERON	11319 E UNITY AVE	MESA	AZ	85212
ASHRAF SHAHRUKH/FATIMA NAAZ	1694 TULIP LN	WESTLAND	MI	48186
BAILEY DREW/SHERRY	11258 E UNITY AVE	MESA	AZ	85212
BARNEY MEGAN E/JOSHUA J	11264 E UNITY AVE	MESA	AZ	85212
BAUER TYLER	11317 E ULYSSES AVE	MESA	AZ	85212
BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85023
BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85041
BCB GROUP INVESTMENTS LLC	7500 E MCDONALD DR STE 100A	SCOTTSDALE	AZ	85250
BCB GROUP INVESTMENTS LLC/BERGE DEBORAH I	2401 W BELL RD	PHOENIX	AZ	85023
BENNETT CHRISTINA M/CHARLES E	11233 E UTOPIA AVE	MESA	AZ	85212
BERNHARDT RENEE M/LANE R	11306 E UNITY AVE	MESA	AZ	85212
BERRY PAMELA	11234 E URSULA AVE	MESA	AZ	85212
BICKFORD PAUL RUTHERFORD III/ELLEN ASTRID	6052 S EMERY	MESA	AZ	85212
BIRK SHANE/GONZALEZ TAYLOR	11045 E UTOPIA AVE	MESA	AZ	85212
BOESCH JILL ANN	6138 S EMERY	MESA	AZ	85212
BOGDAN ALEX/ARREDIA ANABEL	11311 E URSULA AVE	MESA	AZ	85212
BOWER AARON J/DEBORAH JOANNE	11028 E ULYSSES AVE	MESA	AZ	85212
BRANCH JONATHAN/HAE SUN	2063 W HAWKEN WAY	CHANDLER	AZ	85286
BUNTROCK STEVEN SCOTT/MARISSA/JEFFREY LYNN	11027 E UNITY AVE	MESA	AZ	85212
CARTER WESLEY J/HAYLEY C	11242 E UPTON AVE	MESA	AZ	85212
CARTY SAMANTHA RITA/SHAUN MICHAEL	11051 E UNITY AVE	MESA	AZ	85212
CASTILLO CARLOS DANIEL/LUZ M	11315 E UPTON AVE	MESA	AZ	85212
CHAMAN STEPHEN/STEPHEN RUTH	11066 E STEARN AVE	MESA	AZ	85212
CHEEMA GUPREET SINGH	11251 E UTOPIA AVE	MESA	AZ	85212
CHENNA GAUTAMI/BEJUGAM VINITH	6132 S VENETO	MESA	AZ	85212
CHEUNG FAMILY TRUST	353 LESTER CT	SANTA CLARA	CA	95051
CHOUINARD SHELBY/KYLEE	11265 E UNITY AVE	MESA	AZ	85212
CHURCH SCOTT/MARGARET	11102 E ULYSSES AVE	MESA	AZ	85212
CLAUDE ENNIN HAWA/CHARLES/SULLEY ADIZA J	11314 E UNGER AVE	MESA	AZ	85212
COMEY TRUST	11034 E ULYSSES AVE	MESA	AZ	85212

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CULLISON GREGORY MATTHEW/STEPHANIE ROBYN RICO	11311 E UPTON AVE	MESA	AZ	85212
CYBERCARE PROPERTIES LLC	3650 CINNAMON RIDGE RD	SAN RAMON	CA	94582
D ATTILIO JOEL/ASHLEY	6222 S EMERY	MESA	AZ	85212
DASARARAJU SUMATHEJA	4294 S BUTTE LN	GILBERT	AZ	85297
DAVIS GARRETT L	11227 E URSULA AVE	MESA	AZ	85212
DE LAVEAGA TATE/KINDEL	6150 S VENETO	MESA	AZ	85212
DEPRIEST REBA LYNN/NOLAN JEFFREY LYNN	11317 E URSULA AVE	MESA	AZ	85212
DERRICK PORTER NELSON/VALERIE BURNHAM	6302 S EMERY	MESA	AZ	85212
DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION	4645 E COTTON GIN LOOP	PHOENIX	AZ	85040
DGB IV LLC	488 W WELD ST	SAN TAN VALLEY	AZ	85143
DOTY MAXWELL H	11257 E ULYSSES AVE	MESA	AZ	85212
DOUGLASS JANET	33575 N DOVE LAKES DR UNIT 2031	CAVE CREEK	AZ	85331
EDMUNDS BRADLY R/LISA	11237 E UNITY AVE	MESA	AZ	85212
ENGLER JACOB J/MARIE R	11051 E UTOPIA AVE	MESA	AZ	85212
ESLER REVOCABLE TRUST	11254 E UPTON AVE	MESA	AZ	85212
EVERETT ALEXANDRIA/RICHARD JAY	11246 E URSULA AVE	MESA	AZ	85212
FARLEY SHELLY	11064 E ULYSSES AVE	MESA	AZ	85212
FELLBAUM SUSAN K	11243 E UNGER AVE	MESA	AZ	85212
FERRELL AARON JOSEPH/TASHSILACHAY CELINA	6130 S EMERY	MESA	AZ	85212
FERRIN TREY/NEELEY	11252 E URSULA AVE	MESA	AZ	85212
FOSTER SHAWN KEVIN/NICOLE MARIE	11239 E UNGER AVE	MESA	AZ	85212
FRANCISCO ABIGAIL MARIE	11223 E UNGER AVE	MESA	AZ	85212
FREDRICKSON HONGLING WANG	11260 E UNGER AVE	MESA	AZ	85212
FRIMEL ANGEL/CHASE	6138 S VENETO	MESA	AZ	85212
FURMAN SARAH	11221 E ULYSSES AVE	MESA	AZ	85212
GECKO PROPERTIES II LLC	500 WESTOVER DR PMB 18806	SANFORD	NC	27330
GEISSLER HEATHER CHRISTINA/ALYSSA NICOLE	11306 E ULYSSES AVE	MESA	AZ	85212
GIVENS JARITA D	11041 E ULYSSES AVE	MESA	AZ	85212
GRAYSON JEFFREY LEE/MARISA SUZANNE	6046 S EMERY	MESA	AZ	85212
GRECO CHAD ALLAN/LINDA ROSE	11246 E UNITY AVE	MESA	AZ	85212
GULLEY ZACHARY/MAGGIE	11229 E UPTON AVE	MESA	AZ	85212
GUTIERREZ JOSHUA K/SHAUNDRA	11234 E UNITY AVE	MESA	AZ	85212
GUTIERREZ MICHAEL/SALLY	11323 E URSULA AVE	MESA	AZ	85212
GUTIERREZ NICHOLAS/BRITTANY	11224 E ULYSSES AVE	MESA	AZ	85212

Walmart Fuel Center Neighborhood Meeting Notification List

10-14-25

GUZMAN JOSE PAUL/PELANTE ZAIDA	8435 E PORTOBELLO AVE	MESA	AZ	85212
HANSEN AUSTIN/MORRIS HOLLAND	6144 S VENETO	MESA	AZ	85212
HAUGAN LARISSA	11307 E UNITY AVE	MESA	AZ	85212
HENKEL MADISON/POATES JOSHUA	11058 E ULYSSES AVE	MESA	AZ	85212
HERMAN LIVING TRUST	6146 S EMERY	MESA	AZ	85212
HOLM ZACHARY JACOB	11236 E UPTON AVE	MESA	AZ	85212
HORTON JUSTIN T/AMY	11023 E ULYSSES AVE	MESA	AZ	85212
HQT TRUST	9636 E TUNGSTEN DR	MESA	AZ	85212
HUANG BRYANT/LAI LILY	367 MANOR DR	PACIFICA	CA	94044
HUBBARD JEFFREY M	11257 E UTOPIA AVE	MESA	AZ	85212
HUFFSTUTTLER MARISSA KALYN/CARISSA RAE	6210 S EMERY	MESA	AZ	85212
HURTADO BRENDON/ALLISON	11039 E UNITY AVE	MESA	AZ	85212
HUYNH KELVIN/LE CHRISTINE	11245 E URSULA AVE	MESA	AZ	85212
HYNES THOMAS RAYMOND III/JOY E	11229 E ULYSSES AVE	MESA	AZ	85212
IKRAM MUHAMMAD J/SHAHNIN SHABNAM	11241 E UPTON AVE	MESA	AZ	85212
IMAM OSAMA/FATIMA NUZHAT	11233 E URSULA AVE	MESA	AZ	85212
JAKKA VENKATA NAGA RAVI KIRAN/BHARGAVI		MESA	AZ	85212
JAVALERA LARISSA ARMENDARIZ/ADRIANA	11259 E UNGER AVE	MESA	AZ	85212
JENKINS ANDREW THOMAS/ANNA ELISE	11311 E UNITY AVE	MESA	AZ	85212
JONOVICH AMANDA/DEANNA/PETER	11228 E ULYSSES AVE	MESA	AZ	85212
JONOVICH SAVANNAH LYNN/DEANNA LYNN/PETER PAUL	11318 E ULYSSES AVE	MESA	AZ	85212
KARAKAS KORAY RAMZI/CHINO KELSEY	11261 E UPTON AVE	MESA	AZ	85212
KAVURU LAKSHMI SRAVANI/KOGANTI PRABHU	11257 E UPTON AVE	MESA	AZ	85212
KHALIK MOHAMMAD	11248 E UPTON AVE	MESA	AZ	85212
KOLASANI MAHESH	11309 E UNGER AVE	MESA	AZ	85212
KONG RAN/LIU KUN	11047 E ULYSSES AVE	MESA	AZ	85212
KUHN KYLE/AMY	11017 E ULYSSES AVE	MESA	AZ	85212
LABER BRITNEY LEE/NGUYEN ANDREW	11245 E ULYSSES AVE	MESA	AZ	85212
LENEAVE MICHAEL A/KIMBERLY A	11228 E UNGER AVE	MESA	AZ	85212
LEWELLEN RYLEE IRENE	11325 E ULYSSES AVE	MESA	AZ	85212
LI FEI/WANG YIWEN	11226 E UTOPIA AVE	MESA	AZ	85212
LIU LIVING TRUST	11245 E UTOPIA AVE	MESA	AZ	85212
LOPEZ LISETTE/MENDOZA CALEB	11249 E UPTON AVE	MESA	AZ	85212
LOVE CARSON/ASHLEY PAIGE	11065 E ULYSSES AVE	MESA	AZ	85212

Walmart Fuel Center Neighborhood Meeting Notification List

10-14-25

LOWRANCE JOHN EDWIN/PATRICIA JOANNE	11233 E UNITY AVE	MESA	AZ	85212
LURRY MONIQUE Z GEE/KENNETH L	11260 E UPTON AVE	MESA	AZ	85212
LUSK RIKKI MARIE/TIMOTHY RYAN	11310 E ULYSSES AVE	MESA	AZ	85212
MAHI AMOS BLONDEL II/BIKOI LUCIE NGO	11261 E UNITY AVE	MESA	AZ	85212
MAINE JENNIFER/LESTER	11251 E URSULA AVE	MESA	AZ	85212
MARTINEZ ANTHONY JR/LINDSEY	11245 E UPTON AVE	MESA	AZ	85212
MAXEY DOUGLAS	6120 S VENETO	MESA	AZ	85212
MCCARVILLE KEEGAN/AVA	11020 E UNITY AVE	MESA	AZ	85212
MCMULLIN EVAN/WRIGHT KAMRYN CALLIE	11322 E ULYSSES AVE	MESA	AZ	85212
MELCHOR CRISQUEL	11228 E URSULA AVE	MESA	AZ	85212
MENDES EUGENE M JR/MICHELLE D	6126 S VENETO	MESA	AZ	85212
MILLER DAVID D/AMANDA M	11227 E UTOPIA AVE	MESA	AZ	85212
MILLER RONALD DEAN/RHONDA JEAN	11244 E ULYSSES AVE	MESA	AZ	85212
MILLS MICHAEL/KAREN	11021 E UNITY AVE	MESA	AZ	85212
MOLLETTI MENAGERIE TRUST	6058 S EMERY	MESA	AZ	85212
MONTAGOT TEODORO	11310 E URSULA AVE	MESA	AZ	85212
MOORE RUMIKO	6230 S EMERY	MESA	AZ	85212
MUELLER ANDREW/KARYN	11264 E URSULA AVE	MESA	AZ	85212
MUPPASANI ANEEL/YADALA SUSHMA DEEPTHI	3 GATEHOUSE RD	GRANBY	CT	06035
MUTINDA SAMUEL/KYAI DORCAS N	11310 E UNGER AVE	MESA	AZ	85212
NWOKE-CHONGE IHUOMA/CHONGE DUNCAN	11256 E UNGER AVE	MESA	AZ	85212
OHAYER TERESA M	11307 E UPTON AVE	MESA	AZ	85212
PARKINSON ZACHARY/ROMANT AUDRE	11055 E UTOPIA AVE	MESA	AZ	85212
PATEL KARLAN SANJAY/VASQUEZ LIZBETH ALEXA	11032 E UNITY AVE	MESA	AZ	85212
PATTERSON COLE/TAYLOR	11046 E ULYSSES AVE	MESA	AZ	85212
POHLSANDER JOSHUA	11231 E UNGER AVE	MESA	AZ	85212
POLLARD VERONICA A	11224 E UPTON AVE	MESA	AZ	85212
PRENDERGAST LESLIE ROBERT	6110 S EMERY	MESA	AZ	85212
RAJASEKARAN SAKTHI/ARAVIND UMA DEVI SAKTHI	11050 E ULYSSES AVE	MESA	AZ	85212
RAJENDRAN VINODHINI	11039 E UTOPIA AVE	MESA	AZ	85212
RAMOS TIFFANY	11321 E ULYSSES AVE	MESA	AZ	85212
REAVES MICHAEL DEVON JR	6040 S EMERY	MESA	AZ	85212
RESCAL DESTINATION GATEWAY 145 LLC	10880 WILSHIRE BLVD 1420	LOS ANGELES	CA	90024
ROBERGE MADELINE M/SLATTERY SHANE C	11045 E UNITY AVE	MESA	AZ	85212

Walmart Fuel Center Neighborhood Meeting Notification List
10-14-25

ROBINSON APRIL J	3321 N HAWES RD	MESA	AZ	85207
RODRIGUEZ JAVIER G/EUGENIA	1538 E BIRDLAND DR	GILBERT	AZ	85297
ROGERS KIRK/NIKKI TAYLOR	11239 E URSULA AVE	MESA	AZ	85212
RONNEBECK TYLER	11314 E UPTON AVE	MESA	AZ	85212
RUEHLE JACOB BRADLEY/GARCIA ANDREA ISABEL	6142 S EMERY	MESA	AZ	85212
SALAS JAIMIE/AGUIRRE MICHAEL	11227 E UNGER AVE	MESA	AZ	85212
SCARPONE JAMES/SHARON	6214 S EMERY	MESA	AZ	85212
SCHUMACHER BRITTANY/DELANEY AUSTIN	11026 E UNITY AVE	MESA	AZ	85212
SIEG CASSANDRA SKYE	11252 E UNITY AVE	MESA	AZ	85212
SILVA ANTONIO/JOANNE	5931 DUNN AVE	SAN JOSE	CA	95123
SINGHCHAWLA ARUNEE/LENTZ JACK	7N827 COLUMBINE E	SAINT CHARLES	IL	60175
SIPPEL KRISTOFER JR/ROSE RO KYLIE	11237 E ULYSSES AVE	MESA	AZ	85212
SORCIC MICHAEL	11225 E UPTON AVE	MESA	AZ	85212
SOTELO KATHLEEN/ERICK	11239 E UTOPIA AVE	MESA	AZ	85212
SPENCER BERNS LIVING TRUST	3548 E CAMINO CIR	MESA	AZ	85213
ST CLAIR LIVING TRUST	6104 S EMERY	MESA	AZ	85212
STEVENS NICOLE R/STOWELL SETH A	11263 E URSULA AVE	MESA	AZ	85212
STORE MASTER FUNDING XXXV LLC	8377 E HARTFORD DR STE 100	SCOTTSDALE	AZ	85255
TANABE SCOTT/MARY	11057 E UNITY AVE	MESA	AZ	85212
TAPESTRY AT DESTINATION COMMUNITY ASSOCIATION INC	7144 E STETSON DR STE 300	SCOTTSDALE	AZ	85251
THEPKHUM CHOMPHUNUCH/NATTAPHON	11305 E ULYSSES AVE	MESA	AZ	85212
TIAN YANG LIVING TRUST	4873 BANNOCK CIR	SAN JOSE	CA	95130
TIRUMALASETTY PAVAN KUMAR/SWATHI	11253 E UNITY AVE	MESA	AZ	85212
TOLL BROTHERS AZ CONSTRUCTION COMPANY	8767 E VIA DE VENTURA STE 390	SCOTTSDALE	AZ	85258
TOLL BROTHERS AZ CONSTRUCTION COMPANY INC	8767 E VIA DE VENTURA STE 390	SCOTTSDALE	AZ	85258
TOMLINSON COLEEN/HUGH/JOHNSON ASHLEY/JARROD	11022 E ULYSSES AVE	MESA	AZ	85212
TORGERSON KELSEY IRENE/ERIC MICHAEL	11322 E URSULA AVE	MESA	AZ	85212
TOUNGET CHRISTOPHER/SANTILLAN ANGELA	11263 E UNGER AVE	MESA	AZ	85212
TRAM JOSHUA/THAM THI HONG	11028 E ULYSSES AVE	MESA	AZ	85212
TURNER BRADLEY L/KAREN M	11260 E ULYSSES AVE	MESA	AZ	85212
ULMEN CYNTHIA/DAVID	11232 E UNGER AVE	MESA	AZ	85212
UNGER AVE LLC	11224 E UNGER AVE	MESA	AZ	85212
VELAGAPUDI SUDHEER/GUJJARLAPUDI GOWTHAMI	11257 E URSULA AVE	MESA	AZ	85212
VYTILA SRI NAGA SATYA KUMAR/ARUNA	1000 S ROANOKE ST	GILBERT	AZ	85296

Walmart Fuel Center Neighborhood Meeting Notification List
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WANG SHENG HUNG	11225 E ULYSSES AVE	MESA	AZ	85212
WARREN SHANE/JACLYN/TULO GABRIEL	11240 E UNGER AVE	MESA	AZ	85212
WELDON CHRISTOPHER	11236 E ULYSSES AVE	MESA	AZ	85212
WESSEL DAVID/JUDY	11255 E UNGER AVE	MESA	AZ	85212
WOHLERS BRIAN/ELIZABETH	11222 E URSULA AVE	MESA	AZ	85212
WOLF CHRISTOPHER EDWARD/ANGELA	25114 S 134TH PL	CHANDLER	AZ	85249
WYMAN TARA	11253 E ULYSSES AVE	MESA	AZ	85212
XUWEI TRUST	11241 E ULYSSES AVE	MESA	AZ	85212
YANELLO NICK	11244 E UNGER AVE	MESA	AZ	85212
YE LIVING TRUST	56 BASQUE COAST ST	LAS VEGAS	NV	89138
YI CHRISTOPHER JUNE/SANCHEZ ISIS TAHIS	11305 E UNGER AVE	MESA	AZ	85212
ZAVALA JOSE FIDEL GOCOBACHI	6306 S EMERY	MESA	AZ	85212
Councilmember Scott Somers	PO Box 1466	Mesa	AZ	85211-1466
Alicia Martinez	PO Box 1466	Mesa	AZ	85211-1466
City of Mesa Development Services Department	ATTN: Josh Grandlienard	Mesa	AZ	85211-1466

Walmart Fuel Center
SWC of Mountain Road and (future) Auto Row Drive
Special Use Permit to allow Fuel Sales
Summary of Neighborhood Meeting



Submitted on behalf of:



Submitted by:

Sean B. Lake
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
August 20, 2025

Walmart Fuel Center (ZON24-00859)
SWC of Mountain Road and (future) Auto Row Drive
Summary of Neighborhood Meeting
Location: Gateway Polytechnic Academy; Multipurpose Room
5149 South Signal Butte Drive Mesa, AZ 85212
February 4, 2025

The meeting began at 6:30p.m. and lasted until 7:35 p.m. There were approximately 17 neighbors in attendance.

Attendees from the development team included: Sean Lake and Vanessa MacDonald, Pew & Lake, PLC; a member of the City of Mesa Planning Staff was also present.

Speaking from a PowerPoint (Attached to this summary), Mr. Lake discussed the following concepts:

1. Destination at Gateway zoning history
2. Aerial/Context map to provide context
3. Destination at Gateway/Walmart overall Site Plan
4. Our Request to the City of Mesa
5. Precise location of Fuel Center to overall Site Plan
6. Special Use Permit Criteria applicable to Service Stations
7. Plan of Operation
8. Good Neighbor Policy
9. City and County Fuel Station Regulations
10. Project Renderings

After Mr. Lake completed the PowerPoint presentation, the neighbors asked questions and provided comments.

NOTE: This document is intended to be a summary of the general concepts discussed at the neighborhood meeting. It is not intended to be a verbatim account of the meeting, and although some of the attendees identified themselves by name, most of the individuals providing comment did not identify themselves and this summary therefore does not attempt to name specific individuals that made comments. Where multiple individuals addressed the same topic, they have been grouped together, and a single response is provided. This is done for brevity and to eliminate redundancies.

The questions and comments posed by attendees are shown below in bold text, with Mr. Lake's answers shown in italics.

1. Where will the access points be to the shopping center?

RESPONSE: Mr. Lake referred to Slide #3 and pointed out the entrances on Mountain Road and Auto Row Drive. He also indicated that these access points may shift slightly during the review process.

2. Will gas be delivered overnight?

RESPONSE: We don't know for sure. The trucks will deliver based on their routing schedule and there is no limitation on delivery hours in the City.

3. Will they play music in the parking lot?

RESPONSE: No. There will not be amplified music from the store or fuel center. Customers may play music in their cars, but that is a different matter and would have to be sustained over a period of time to be considered a nuisance

4. Will there be 24-hour surveillance on the property?

RESPONSE: There probably will be. One of the best things about Walmart stores are their security measures. With site lighting and continued surveillance inside and outside the stores, Walmart stores and fuel centers are incredibly safe environments.

5. Will they sell propane at the fuel center?

RESPONSE: No.

6. Can they direct any cameras on the site away from the closest residential properties?

RESPONSE: We can ask, but the closest properties are far away from the site and likely outside of camera range.

7. Will there be two gas stations at this location?

RESPONSE: No. The only gas station will be the one owned and operated by Walmart.

8. Can the gas station be moved to a different location on Auto Row Drive?

RESPONSE: We can ask, but a corner is typically best for a fuel station.

9. Can you enhance the landscaping along Mountain Road?

RESPONSE: We are working with the City of Mesa on appropriate landscaping that will adequately screen the view of the fuel center, without sacrificing visibility.

10. Will Walmart allow overnight RV camping in the parking lot?

RESPONSE: We can ask. We understand that RV camping does take place at various stores around the country, but we are not sure if they will allow it at this store, or if the City has rules against it.

11. Can you put a fence around the open space in our subdivision so that people won't walk in our open space?

RESPONSE: Probably not. We are not allowed to make improvements on property that we don't own. You would have to talk to your HOA about that.

12. Can you do something to deaden the noise from Mountain Road? Like use rubberized asphalt?

RESPONSE: We are required to make improvements along Mountain Road to the centerline of the roadway. The improvements we make have to comply with the City's engineering standards, and they dictate the type of paving that will be required and installed.

13. We used to live by the Walmart in Oro Valley. If you can make this store look like that one, it would be great. That would include a desert color palette, enhanced landscaping, less of the bright blue color on the buildings and whatever else you can do to create a nice-looking store and gas station.

RESPONSE: We are planning to do all of the things that you just mentioned. We will also be providing a lighting plan with poles that have shields to direct the light away from the residential areas and will use bulbs with a softer color that will allow for security, without being glaring or intrusive.

The meeting concluded at 7:37 pm.

Attachment:

PowerPoint Presentation

View from Mountain Road



Walmart Fuel Center at Destination at Gateway

Special Use Permit ZON24000859

Neighborhood Meeting

February 4, 2025

Walmart

Destination at Gateway Zoning History

Destination
At
Gateway

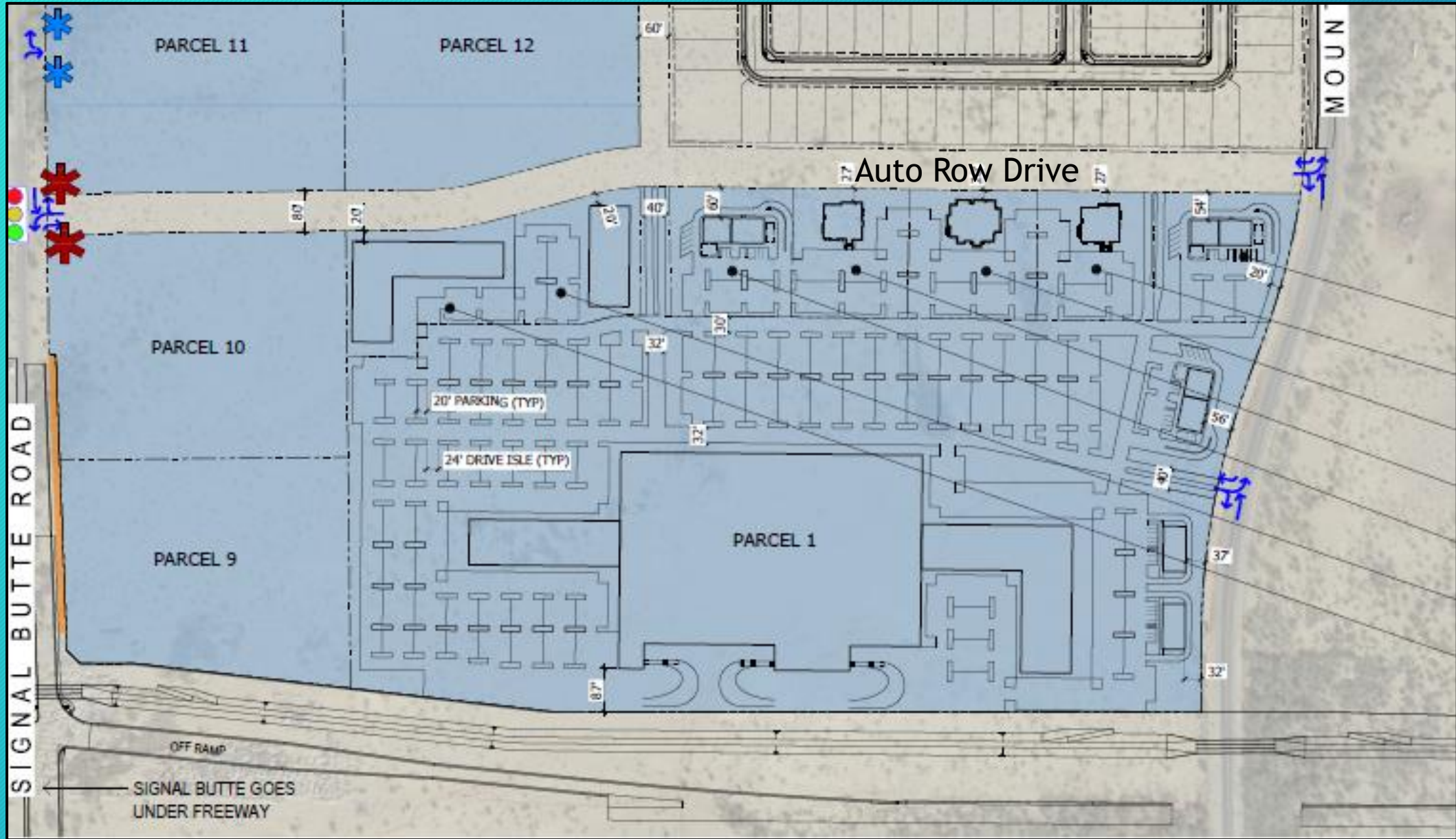
- 1990 to 2018: Various portions of the property were annexed into the City of Mesa.
- 2006: Rezoned to Industrial Zoning M-1/LI
- 2018: Approval of Destination at Gateway (residential and retail)
- 2020: General Plan Amendment to change the land use designation from Neighborhood to Mixed Use Activity
- 2022: Zoning approved to allow for the development of General Commercial (AUTO MALL) and Retail (Large Retail User) on 125 acres.



1.37
acres

Overall Site: 22 acres

SR-24

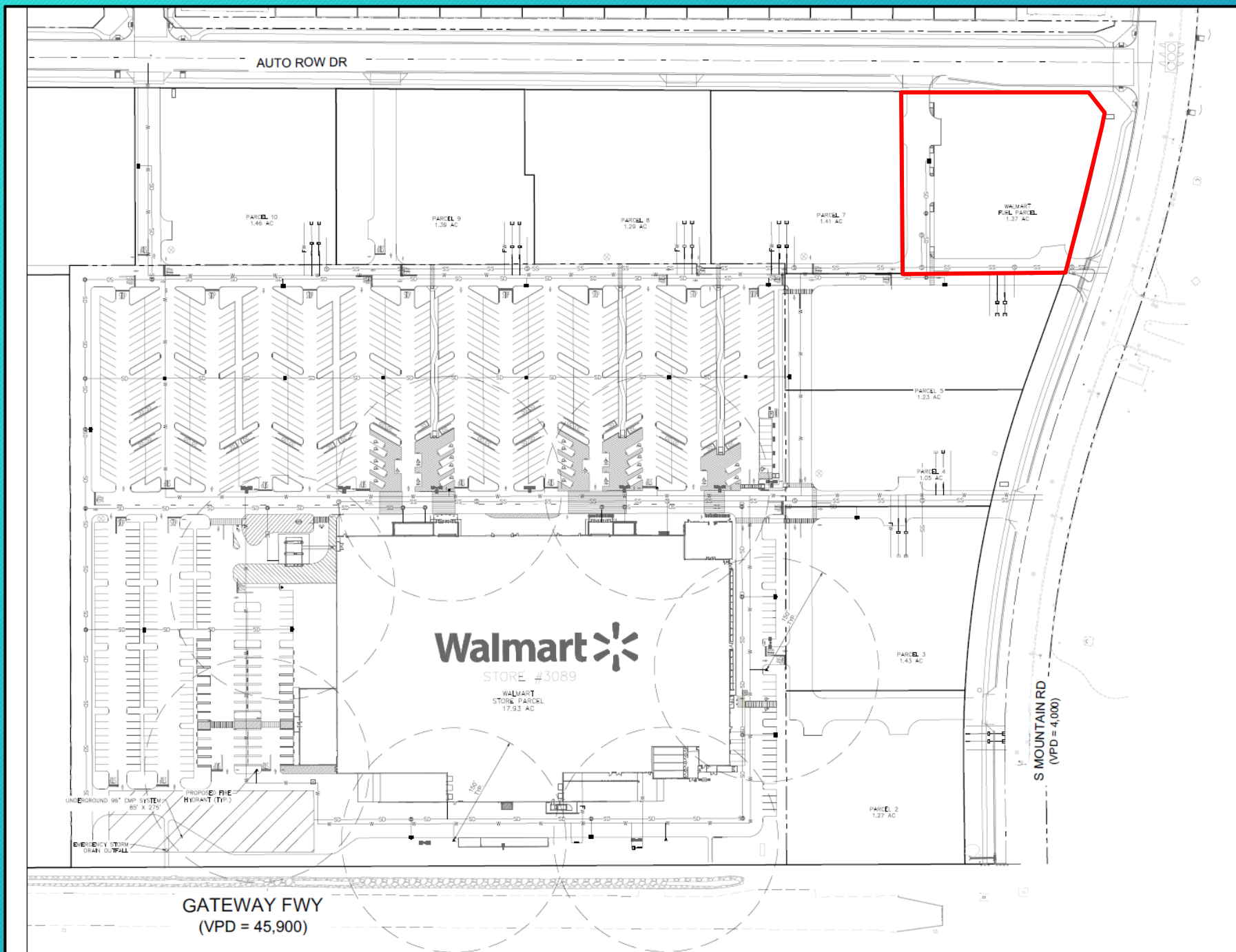


Destination
at Gateway
Conceptual
Site
Plan

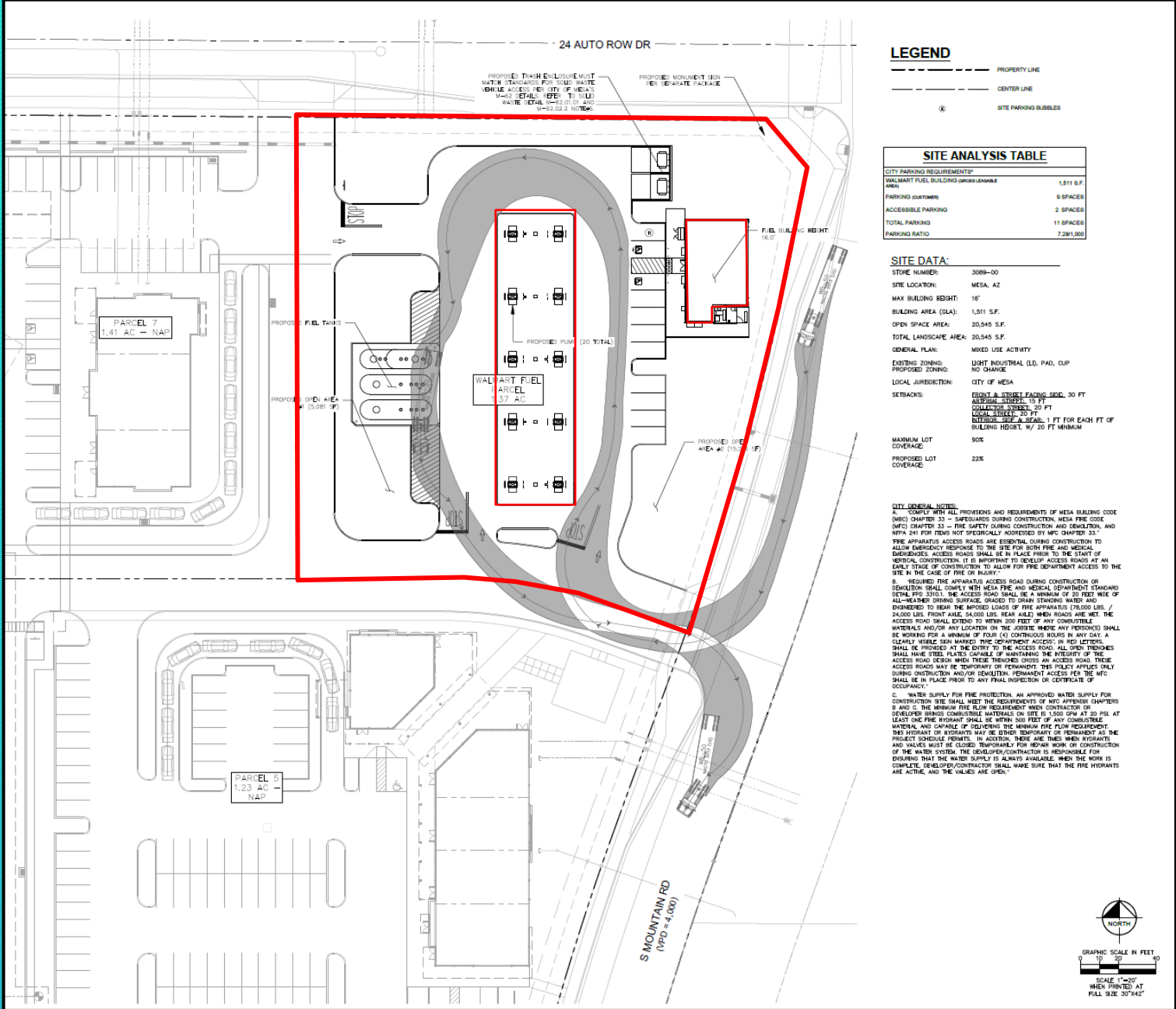
Our Requests

1. Approval of a Special Use Permit to allow for the development of a Walmart Gas at the SWC of Mountain Road and the future Auto Row Drive in the Destination at Gateway center.
2. Approval of a Site Plan
3. Design Review Approval

Overall Site Plan



Fuel
Site
Plan



LEGEND

- PROPERTY LINE
- CENTER LINE
- SITE PARKING BUBBLES

SITE ANALYSIS TABLE

CITY PARKING REQUIREMENTS*	
WALMART FUEL BUILDING (GROSS LEASABLE AREA)	1,511 S.F.
PARKING (CUSTOMER)	9 SPACES
ACCESSIBLE PARKING	2 SPACES
TOTAL PARKING	11 SPACES
PARKING RATIO	7.28/1,000

SITE DATA:

STORY NUMBER:	3089-00
SITE LOCATION:	MESA, AZ
MAX. BUILDING HEIGHT:	16'
BUILDING AREA (GLA):	1,511 S.F.
OPEN SPACE AREA:	20,545 S.F.
TOTAL LANDSCAPE AREA:	20,545 S.F.
GENERAL PLAN:	MIXED USE ACTIVITY
EXISTING ZONING:	LIGHT INDUSTRIAL (LD, PAD, CUP
PROPOSED ZONING:	NO CHANGE
LOCAL JURISDICTION:	CITY OF MESA
SETBACKS:	FRONT & STREET FACING SIDE: 30 FT REAR: 10 FT SIDE: 10 FT LOCAL STREET: 20 FT BUTTER: 10 FT & 1 FT FOR EACH FT OF BUILDING HEIGHT, W/ 20 FT MINIMUM
MAXIMUM LOT COVERAGE:	90%
PROPOSED LOT COVERAGE:	22%

CITY GENERAL NOTES:
A. - COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND MFC 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.
B. - FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY.
C. - REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD SETBACK PROVISIONS. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND DIMENSIONED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS / 24,000 LBS FRONT AXLE, 34,000 LBS REAR AXLE) WHEN ROADS ARE MET. THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSONS) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKING THIS DEPARTMENT ACCESS, IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
D. - WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS 8 AND 9. THE MINIMUM FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 30 PSI AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FLOW REQUIREMENT. TWO HYDRANT OR HYDRANTS MAY BE OBTAINED TEMPORARILY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE, WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.



GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1"=20'
WHEN PRINTED AT
FULL SIZE 30"x42"

KimleyHorn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. TERRY AVE. SUITE 100, CHANDLER, AZ 85226
PHONE: 714-935-1030 FAX: 714-935-9488
WWW.KIMLEY-HORN.COM

WMA PROJECT
000002
DATE
09/20/2024
SCALE AS SHOWN
DESIGNED BY JS
DRAWN BY JS
CHECKED BY JS

WALMART SUPERCENTER

LOCAL PROFESSIONAL
AZ

WALMART FUEL STATION
SITE PLAN

SHEET NUMBER
F-SP1.0

Service Station Criteria

- The use is in compliance with the General Plan.
- A plan of operation has been submitted that addresses questions about operating characteristics.
- The use complies with all zoning, building and fire safety regulations
- Good Neighbor Policy
- Use has been designed to minimize dust, light, glare, noise, smells and traffic.

Plan of Operation

- Hours of Operation: 5:00 a.m. to 11:00 p.m.
- Number of Employees: 4-5 per day. Associates who work in the fuel station are also associates in the adjacent store.
- Number of Shifts per day: 3-4
- Merchandise offered for Sale in Fuel Center: Pre-packaged goods, snacks, candies, drinks, fountain refreshments.
- Number of fuel pumps: 10, two-sided pumps (20 nozzles)

Good Neighbor Policy

- The Walmart associate working in the fuel center will be the first to respond to any concerns from neighbors or customers.
- If any concerns cannot be addressed or solved by the associate in the fuel center, the Walmart store manager may also become involved to address the concern.
- If concerns remain after discussions with the Walmart store manager, the area Regional Manager will step in to further address any remaining issues.
- Maintenance or design issues may need to be addressed by a member of the regional Executive Team.

Good Neighbor Policy

Response to Complaints



Fuel Station Regulations

- ADEQ (Environmental)
 - Charged with ensuring that all Federal regulations are met for introduction off fuel on a site.
 - Double wall underground storage tanks (vented per EPA standards)
 - Double wall piping
 - Emergency shutoff switches
 - Stage 1 vapor recovery system (tested annually)
- Daily inspections
- Environmental Compliance Manual
- Class A /B UST Operators on site

- City of Mesa
- Certificate of Occupancy
- Building Safety standards

View from corner of Mountain Road and Auto Row Drive



View from north side of Auto Row Drive





Q & A

Sean B. Lake/Vanessa MacDonald

Pew & Lake, PLC

480-461-4670

sean.lake@pewandlake.com

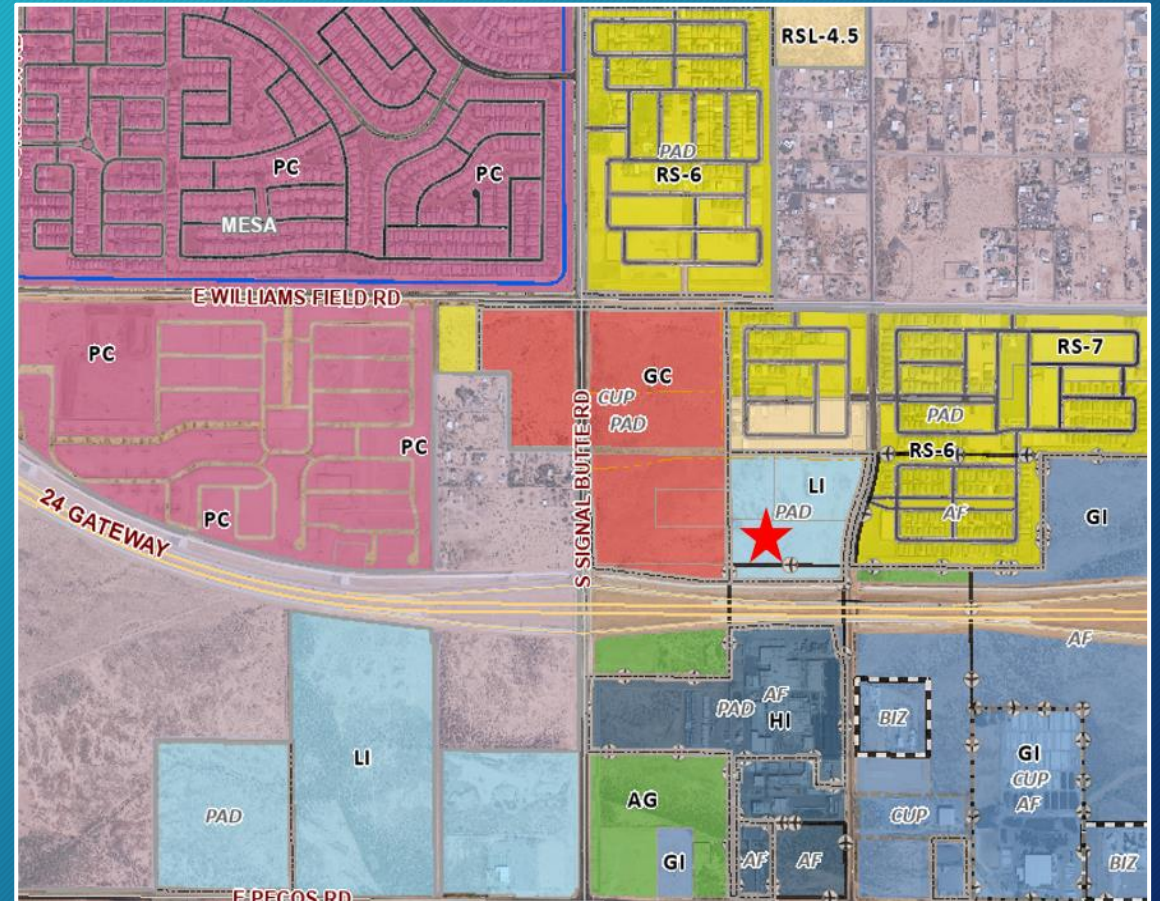
vanessa.macdonald@pewandlake.com

General Plan and Zoning

Regional Center with Evolve Growth Strategy



Light Industrial with a CUP



Ashton Woods Public Report

LICENSE NO. DM21-060866 A1

DESTINATION AT GATEWAY EAST – PHASE I
aka Voyage at Destination, Venture at Destination, and
Expedition at Destination

Adjacent Lands and Vicinity:

North: Residential, RU-43; Commercial, C-3
South: Agricultural, AG; General Industrial, GI
East: Partially developed lots within the Superstition View Ranchettes subdivided lots plat zoned General Rural (GR) within unincorporated Pinal County
West: Residential RS-6, Residential, RSL-4.5; Light Industrial, LI; General Industrial, GI

NOTE: The zoning information is current as of the date of this application. Purchaser is advised that zoning information is subject to change. Owners of the adjacent land described above may seek to rezone their property, may seek zoning variances for their property or may modify their site plan within existing zoning. Consequently, no assurance can be given that the zoning or uses for the adjacent lands will not change from that described above. All zoning is subject to change. For more information please contact City of Mesa Planning & Zoning Department at (480) 644-4273, website www.mesaaz.gov, Pinal County Planning Division at (520) 866-6442, website <https://www.pinalcountyz.gov/CommunityDevelopment/Planning/Pages/Home.aspx>, or Maricopa County Planning & Development Department at (602) 506-3201, website www.maricopa.gov/planning for up-to-date information.

Special Use Permit Criteria

- The development will advance the goals and objectives of the General Plan and Zoning Ordinance.
- Location is consistent with the purpose of the district in which it is being developed.
- Will not be injurious to the surrounding properties in the area.
- Adequate public services, facilities and infrastructure are in place to serve the proposed development

What is a Special Use Permit?

- Conditional uses require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The purpose of the process is to evaluate possible adverse impacts and to minimize them, where possible, through the imposition of specific conditions of approval. If adverse impacts cannot be appropriately resolved, the use is not appropriate in that location or configuration.
- A Special Use Permit is a type of Use Permit that is granted by the Planning & Zoning Board when submitted with other P&Z applications.

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake on behalf of Walmart

Property Location:

Southwest corner of Mountain Road and Future Auto Row Drive

Date:

February 4, 2025

Meeting Location:

Gateway Polytechnic Academy- Library
5149 S. Signal Butte Road, Mesa 85212

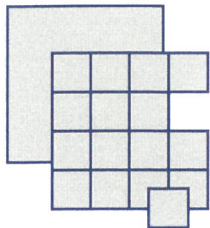
Time: 6:30 p.m.

Case: ZON24-00859

Use QR Code Below to provide Comment Zoning Case:



#	NAME	ADDRESS	ZIP	Email	PHONE
1	Robert Girolannucci	6201 S Clancy	85212	Nuccihappy camper@gmail.com	480 280 6460
2	Greg & Lisa Sims	6303 S. Clancy		lisa.sims.1963@gmail.com	217-820-3344
3	Kelly Milligan	11033 E Utopia Ave	85212		
4	Julie Herman	6146 S. Emery	85212	julie.herman14@gmail.com	602-677-5357
5	Alan J Lewis	11328 E Ursula Ave	85212	alanjlewis@yahoo.com	602-776-4809
6	Sharon & Jim Scarpone	6214 S. Emery	85212	jscarponz@live.com	480-818-1523
7	Tom & Joy Hynes	11229 E. Ulysses Ave	85212	joyehynes@yahoo.com	928-245-3260
8	Amy & Kyle Kohn	11017 E Ulysses Ave	85212	amy.kohn@outlook.com	505-917-4484
9	Brian Wohlers	11222 E Clancy Ursula Ave	85212	Bribe@yahoo.com	(480)275-8697
10	Shawn & Nicole Foster	11239 E Unger Ave	85212	nicolemfoster@yahoo.com	520-304-7257
11					



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

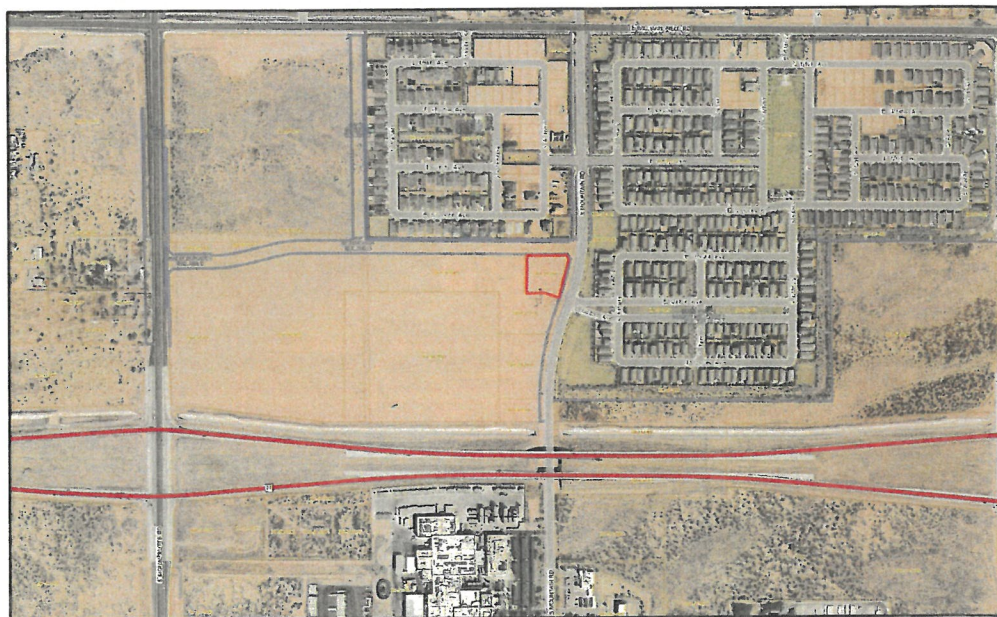
August 12, 2025

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

NOTICE OF PUBLIC HEARING

Dear Neighbor,

Pew & Lake, PLC, on behalf of Walmart, has applied for Site Plan Review and a Special Use Permit for a Fuel Center, to allow for fuel sales at a proposed fuel station located on the west side of Mountain Road, and the south side of the future Gateway Auto Row Drive in Mesa, AZ. The property is known as Maricopa County Assessor parcel 304-34-203F, and the approximate boundaries are shown below, in red.



This letter is being sent to all property owners within 1000-feet of the property at the request of the City of Mesa Planning Division. This case (ZON24-00859) has been scheduled for consideration by the Mesa Planning and Zoning Board at their meeting on August 27, 2025, in the old City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-461-4670 or e-mail me at sean.lake@pewandlake.com.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting:

<https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting.

If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Joshua Grandlienard, Senior Planner of their Planning Division staff. He can be reached at 480-644-4691 or joshua.grandlienard@mesaaz.gov, should you have any questions regarding the public hearing process. If you have recently sold this property, please forward this correspondence to the new owner.

Sincerely,



Sean Lake
Pew & Lake, PLC

Attachments

Link to Online Comment Card:







brr

07/29/25

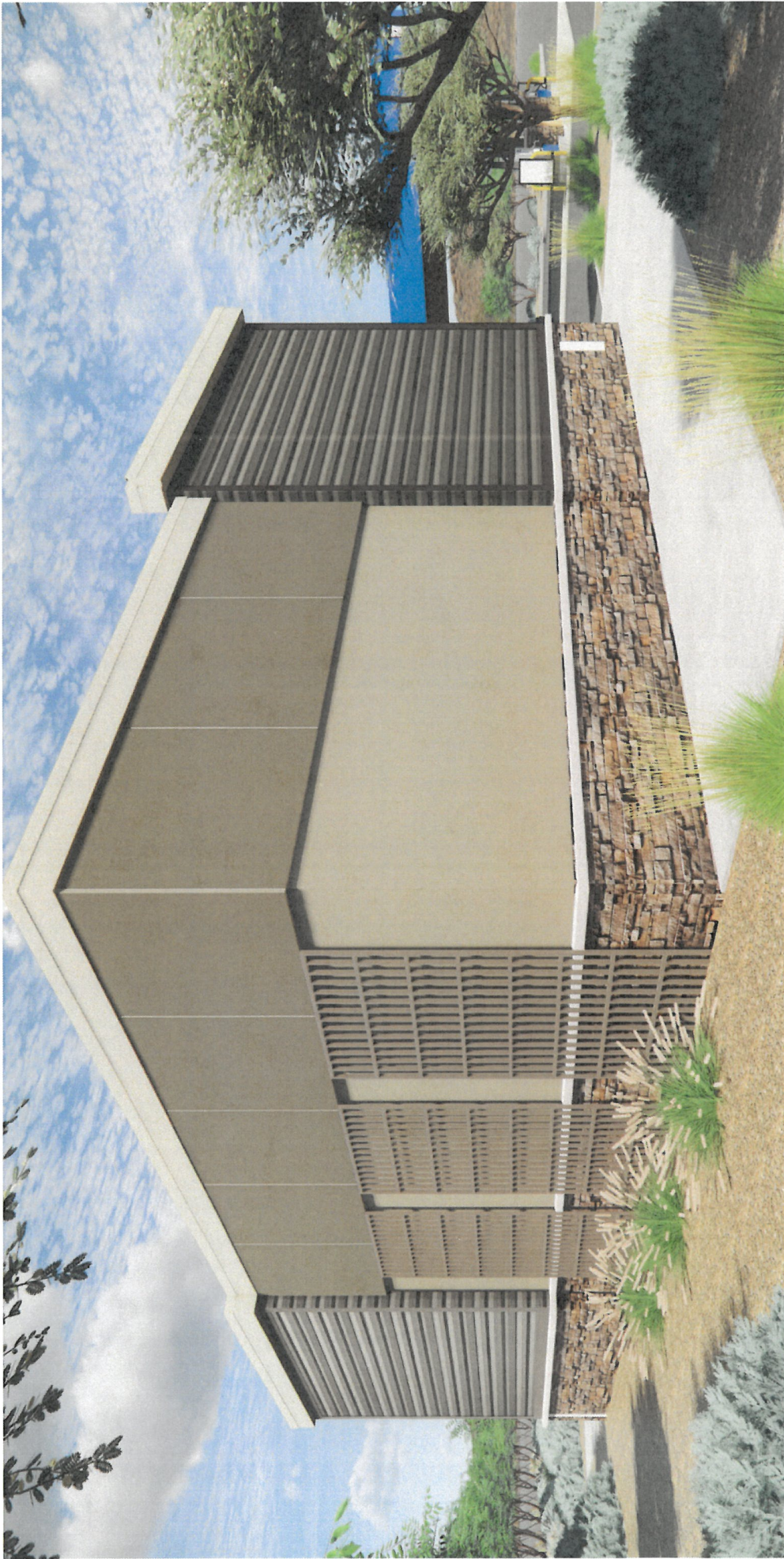
Walmart

03089-000

MESA, AZ

FUEL MAIN ID

BD17



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 08/11/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON24-00859, on South of SWC Unity Ave & Mountain Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: _____

meghan liggett

SUBSCRIBED AND SWORN before me on 08/11/25

Marybeth Conrad
Notary Public



