



Sustainability Engineering Group LLC

"LEED®ing and Developing Smart"

Fry's Fuel Center #55
NEC of Baseline Road and Power Road
6838 E. Baseline Road
Mesa, Arizona 85206
Maricopa County Parcel# 141-54-166

Project Narrative

February 27, 2026

OWNER

Fry's Food Stores of Arizona Inc.
3336 E. 32nd Street, St. 217
Tulsa, OK 74135
Attn: Burke & Nickel

APPLICANT

Fry's Food & Drug Stores
500 S. 99th Ave.
Tolleson, Arizona 85353
Attn: Dave Hill
623-907-1990
Dave.hill@frysfood.com

APPLICANT/CIVIL ENGINEER

Sustainability Engineering Group
5240 N 16th Street, Suite 105
Phoenix, Arizona 85016
Attn: Ali Fakh
480-588-7226
Ali@azseg.com



I. Introduction

Sustainability Engineering Group, LLC ("SEG") is submitting for a Minor Site Plan Modification and Removal of the Special Use Permit to demolish an existing fuel center and return of the site to a parking lot at the northeast corner of Power Road and Baseline Road in Mesa, Arizona (the "Site"). The property is a single parcel (Maricopa County APN 141-54-166) with a total area of 348,136 (7.99ac) which includes the now closed Fry's Food and Drug Store. The existing fuel center is part of the overall parcel and has an approximately area of 9,996 square feet (0.23 acres, shown in red below). The request is to simply remove the fuel center from the parking lot and revert it back to the similar parking layout shown on the Site Plan from 1995. The aerial photo below shows the current Site location in context with the surrounding development.



Site Location



II. Existing Conditions and Existing Zoning

The Site was developed as the Fry's Food and Drug Store in 1995. The Fuel Center was added to the site plan with approval by Planning and Zoning in 2010. The lot is on the hard corner of two major arterials – Power Road and Baseline Road – and is zoned C-2 (Commercial Zone) a district that provides for general commercial uses that serve the community and region. The intersection is signalized, and all four corners are zoned commercial. The southwest corner is the Town of Gilbert which sprawls out to the south and the west from this corner.

III. Proposed Demolition Plan & Return Parking Lot to Previous Condition

The Applicant requests the City's consideration of a plan to remove a fuel station on the 1/4-acre portion of the commercial site. The canopy, kiosk, fuel pumps, underground fuel tanks and pipes as well as all related utilities will be removed, and the common area will be returned to its previous use as the parking lot. In the lease that Fry's entered into for the operation of the fuel center there were provisions outlined in the event that the fuel center closes and ceases operation. The Lease outlines this process as stated below.

- ...in the event that the Tenant permanently ceases business operations on the Fuel Station Premises, Tenant shall remove the Fuel Station Facilities, including the underground storage tanks and associated lines and equipment authorities, and return the Fuel Station Premises to its previous condition as a part of the common area using materials comparable in quality to those materials used in the common area at the time of such removal. Upon completion of such removal and restoration, the Fuel Station Premises shall become part of the common area and shall be treated as a part of the common area for all purposes under the Lease.

The Site Plan proposes aligning parking stalls, striping, and landscape islands as initially designed in the 1995 site plan for the parcel and in accordance with the materials used in the current conditions of the common area. This will bring this small portion of the larger common area back to its original character and in alignment with the larger portion of the common area of the shopping center.

The grading of the site will align with the current conditions of the surrounding common area allowing existing valley gutters to drain as they currently do to the grassy buffer along Baseline Road.

A copy of the proposed Site Plan has been included with this submittal.

IV. Conclusion

The Applicant is confident that the demolition of the existing fuel center and proposed parking lot reconstruction will bring the commercial development back to its original character. The plan is to remove the fuel center as quickly as possible and prevent any further disruption to the shopping center and the existing uses currently operating. We ask for understanding and leniency to achieve this as quickly as possible to avoid any further disruption. It would be best if this occurred without the use of neighborhood meetings and limited to the Planning and Zoning Board Hearing to achieve administrative approval. However, the client is ready to do what is necessary to achieve a speedy resolution to the removal of the fuel center.