



SOUTHWEST TRAFFIC
ENGINEERING, LLC

PARKING ANALYSIS

EXTENSION CIRCLE K

EXTENSION ROAD/BROADWAY ROAD

19 JULY 2021



PREPARED FOR

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Table of Contents

Project Description	2
Study Methodology	2
Proposed Development City of Mesa Parking Requirements	2
Gas Station Parking Ratios in Nearby Jurisdictions	5
Conclusion	5

Table of Figures

Figure 1 – Vicinity Map	2
Figure 2 – Site Plan	4

List of Tables

Table 1 – City of Mesa Parking Requirements	2
Table 2 – Gas Station Parking Requirements by Jurisdiction	5

Prepared By;

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EXTENSION CIRCLE K EXTENSION ROAD/BROADWAY ROAD PARKING ANALYSIS

Project Description

Circle K is proposing a new fourteen fueling station gas station on the northwest corner of Extension Road/Broadway Road in Mesa, Arizona. The vicinity of the project is shown in **Figure 1**. The site will be located as shown in **Figure 2**. The purpose of this parking analysis is to determine the parking needs/requirements of the proposed development.

The author of this report is a registered professional engineer (civil) in the State of Arizona having specific expertise and experience in the preparation of parking analyses.

Study Methodology

In order to analyze and evaluate the parking requirements for the project:

- A review of the site plan was performed to determine the various types and sizes of proposed land uses.
- A review of City of Mesa (COM) parking requirements was performed to determine the appropriate parking ratios for each proposed land use.
- The required number of parking spaces was determined for the proposed land use.
- A review of nearby jurisdiction's parking requirements was completed.

Proposed Development City of Mesa Parking Requirements

Extension Circle K is proposing a fourteen fueling station gas station with a 5,200 square foot convenience store that will be served by 27 parking spaces.

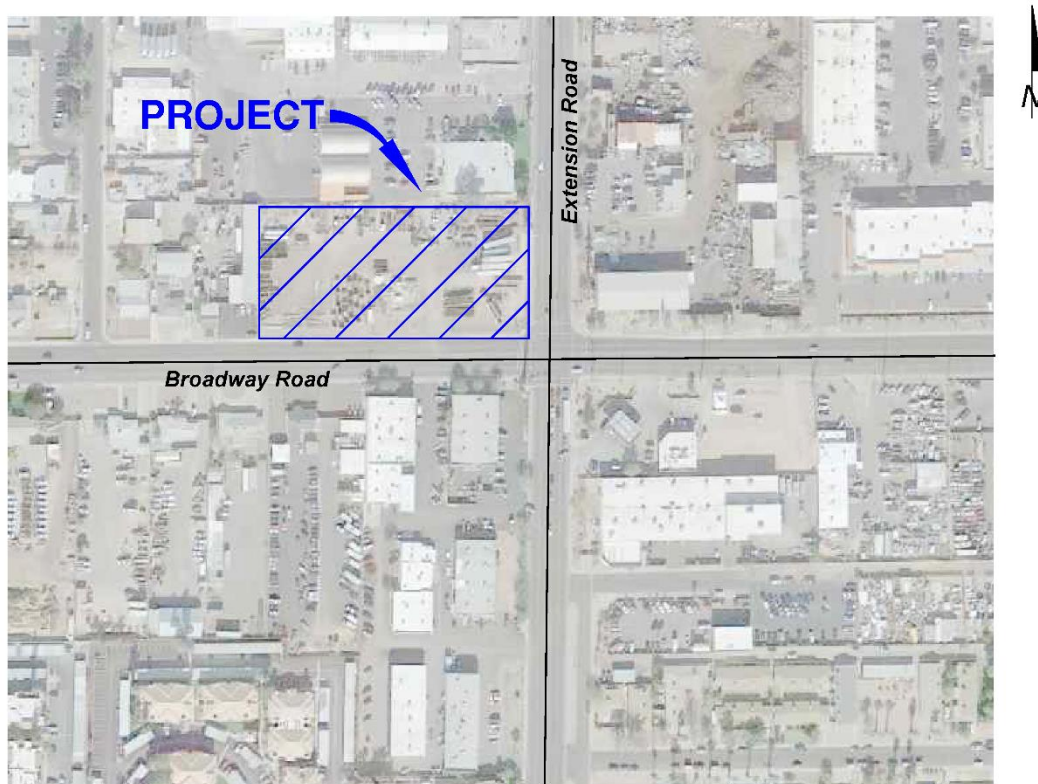
COM provides parking requirements for various land uses in their Zoning Ordinance Chapter 11-32 – “On-Site Parking, Loading, and Circulation”. The resulting parking requirements for the project site are shown in **Table 1**.

Table 1 – City of Mesa Parking Requirements

Land Use	Size	Parking Requirements	Minimum Parking Spaces
Retail - Convenience store/gas	5,200 SF	1 space per 375 SF	14 spaces



Figure 1 – Vicinity Map

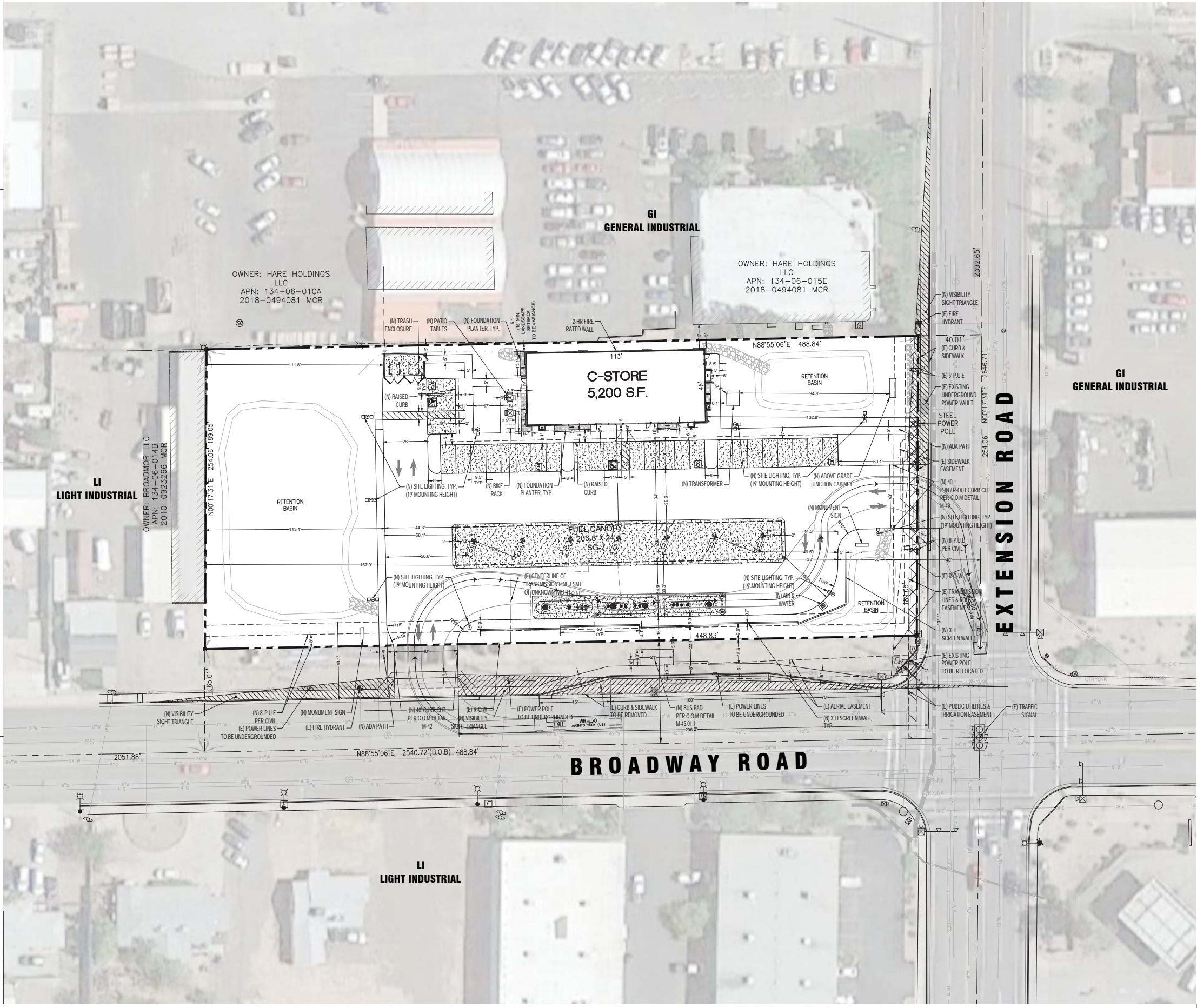


LEGEND:

— EXISTING ROAD

 PROJECT SITE

CIRCLE K STORE
SITE PLAN
NWC W. BROADWAY RD & S. EXTENSION RD, MESA, AZ



OWNER:
CIRCLE K STORES INC.
120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
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CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC BROADWAY RD & EXTENSION RD, MESA, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL CANOPY WITH 7 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF MESA, AZ
EXISTING ZONING: LI (LIGHT INDUSTRIAL)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)
MAX BLDG HEIGHT ALLOWED: 40'
BLDG HEIGHT PROVIDED: 23'-8"
SETBACKS:
FRONT/BROADWAY ROAD: 15'
STREET/EXTENSION ROAD: 20'
STREET: 0'
REAR: 0'

SITE DATA

PARCEL: 134-06-015D
CIRCLE K SITE AREA: ± 1.947 AC (± 84,828 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA (MERCANTILE OCCUPANCY) 5,200 SF
TYPE V CONSTRUCTION
FUEL CANOPY AREA 4,939 SF
TYPE II CONSTRUCTION
CIRCLE K SITE COVERAGE ± 6.13% (2,671 SF/AC)
(BASED ON 5,200 SF BLDG AND ± 1.947 AC OF NET SITE AREA)

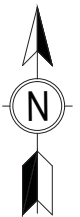
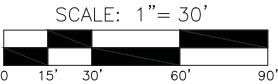
PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
CONVENIENCE STORE: @ 1 SP/375 SF 14 SP*
CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES 25 SP
ACCESSIBLE PARKING SPACES 2 SP
TOTAL CIRCLE K PARKING PROVIDED 27 SP
BICYCLE PARKING PROVIDED 2 SP

*PROVIDED PARKING CANNOT EXCEED 125% OF THE MINIMUM REQUIRED SPACES PER CITY OF MESA ZONING ORDINANCE, SECTION 11-32-3.C.)

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY HELIX ENGINEERING, LLC. DATED 08/20/2020, AND AN AERIAL.



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This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional.

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
12/11/20	PREP SP-1
12/21/20	PREP SP-2
12/23/20	PREP SP-3
01/26/20	PREP SP-4
02/12/21	PREP SP-5

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME
CIRCLE K
STORE #

MESA, ARIZONA
NWC BROADWAY RD
& EXTENSION RD



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
20201060.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-5



As shown in **Table 1**, 14 parking spaces are required for the project site. COM guidelines state that the maximum number of parking spaces provided by any development in surface parking lots shall not exceed 125% of the minimum required spaces. Based on this guideline, the parking spaces for this project site should not exceed 18 spaces. With 27 proposed parking spaces, this site exceeds the allowable parking spaces.

Gas Station Parking Ratios in Nearby Jurisdictions

Based on COM requirements for convenience stores/gas stations, the proposed site provides nine (9) over the maximum permitted parking spaces. As a point of comparison, parking requirements of various nearby jurisdictions were reviewed. The result of this review is shown in **Table 2**.

Table 2 – Gas Station Parking Requirements by Jurisdiction

Land Use	Required Parking	Jurisdiction	Total Size	Minimum Parking Spaces
Gas Station	3 spaces per service bay and 1 space per 250 SF of retail sales gross floor area	Scottsdale, Arizona	14 fueling stations 5,200 SF Convenience Store	49
Vehicle Services, Fueling Facility	1 space per 100 SF of convenience retail sales, plus 2 spaces per service bay.	Gilbert, Arizona	14 fueling stations 5,200 SF Convenience Store	80
Service Station	2 spaces per service bay	Phoenix, Arizona	14 fueling stations	28

Table 2 shows that the parking requirements for a gas station vary significantly between nearby jurisdictions. If the proposed project were located in Phoenix, Gilbert, or Scottsdale, the minimum required parking spaces would range from 28 to 80. While the proposed number of parking spaces for the project exceeds the maximum allowance based on COM requirements, when considering the minimum requirements for nearby jurisdictions, 27 proposed parking spaces appears to be reasonable.

Conclusion

While the proposed number of parking spaces exceeds the maximum permitted parking spaces based on COM guidelines, these additional parking spaces are expected to be necessary due to the location of the project site. Similar facilities, such as gas stations, convenience stores, and restaurants, are not located within the immediate vicinity of the project site and the project is expected to be more than just a fuel facility. The site will also be a commercial/retail use that provides desirable goods and services (e.g. food, refreshments) to the employees that work for the multiple businesses in the area as well as the other travelling public. These services include an expanded line of grocery items as well as prepared and readily consumable hot and cold food products and offer “on-premises” consumption at five stools at a lunch counter inside and two picnic tables outside. For this reason, additional parking is expected to be needed to meet the demand expected at the convenience store and limit off street parking.

Furthermore, nearby jurisdictions have significantly higher parking requirements for this site, suggesting that 27 proposed parking spaces is an appropriate number of parking spaces for the project.

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