



PLANNING & ZONING BOARD

October 13, 2021

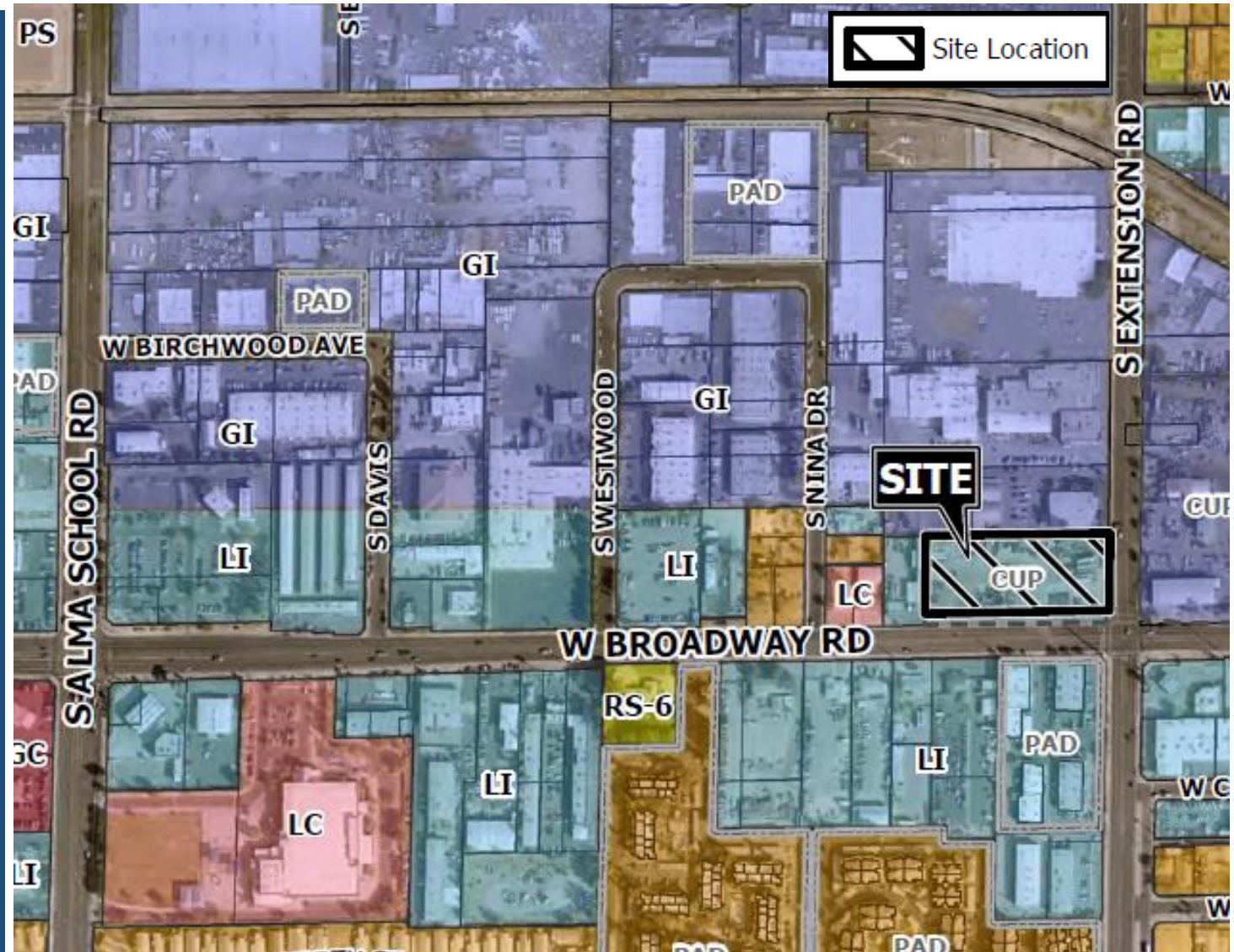


ZON21-00132

CIRCLE K

Location

- East of Alma School Road
- North of Broadway Road
- NEC of Broadway and Extension Roads





General Plan

Employment District

- Primarily employment land use types
- Supporting secondary uses such as commercial and retail



West Main Street Area Plan

- Industrial Corridor
- Maintain and encourage employment uses
- Encourages the development of business parks
- Preserve rail freight service
- Discourages additional new neighborhoods and community-oriented freestanding retail

Street View



Looking northeast from Broadway Road

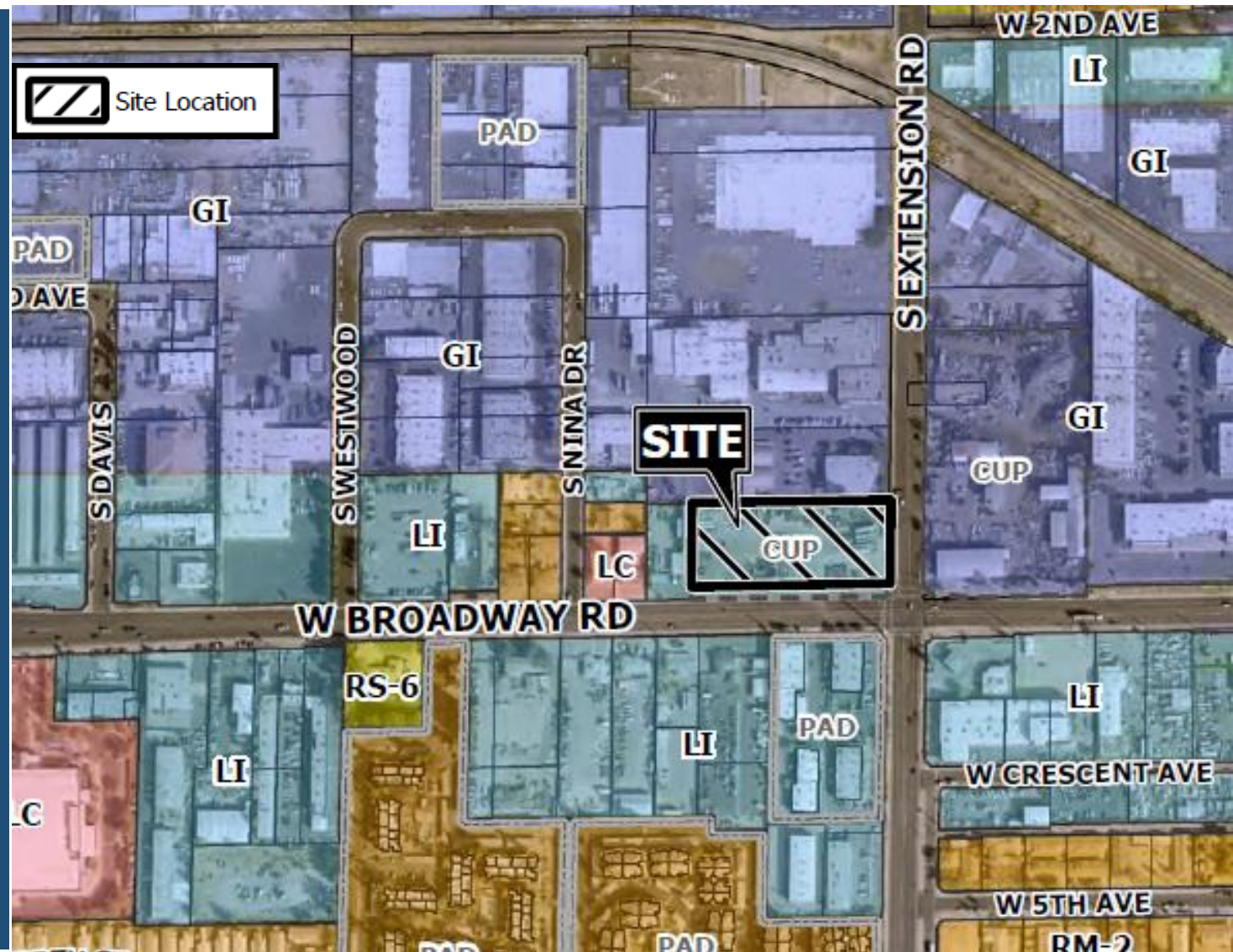
Street View



Looking west from Extension Road

Zoning

- Light Industrial (LI)





Request

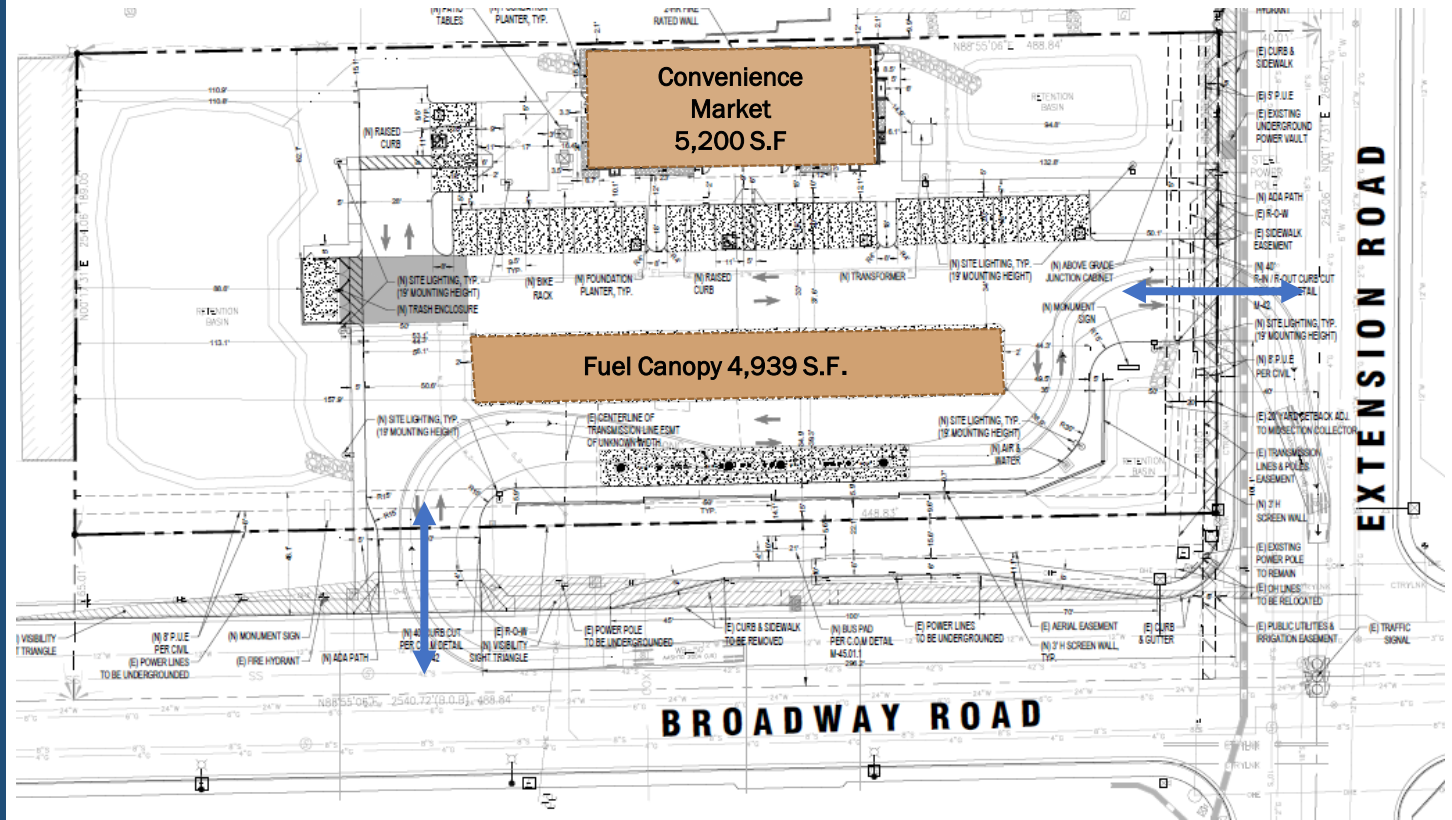
- Site Plan Review and Special Use Permit (SUP)

Purpose

- Development of a convenience market with an associated fuel station

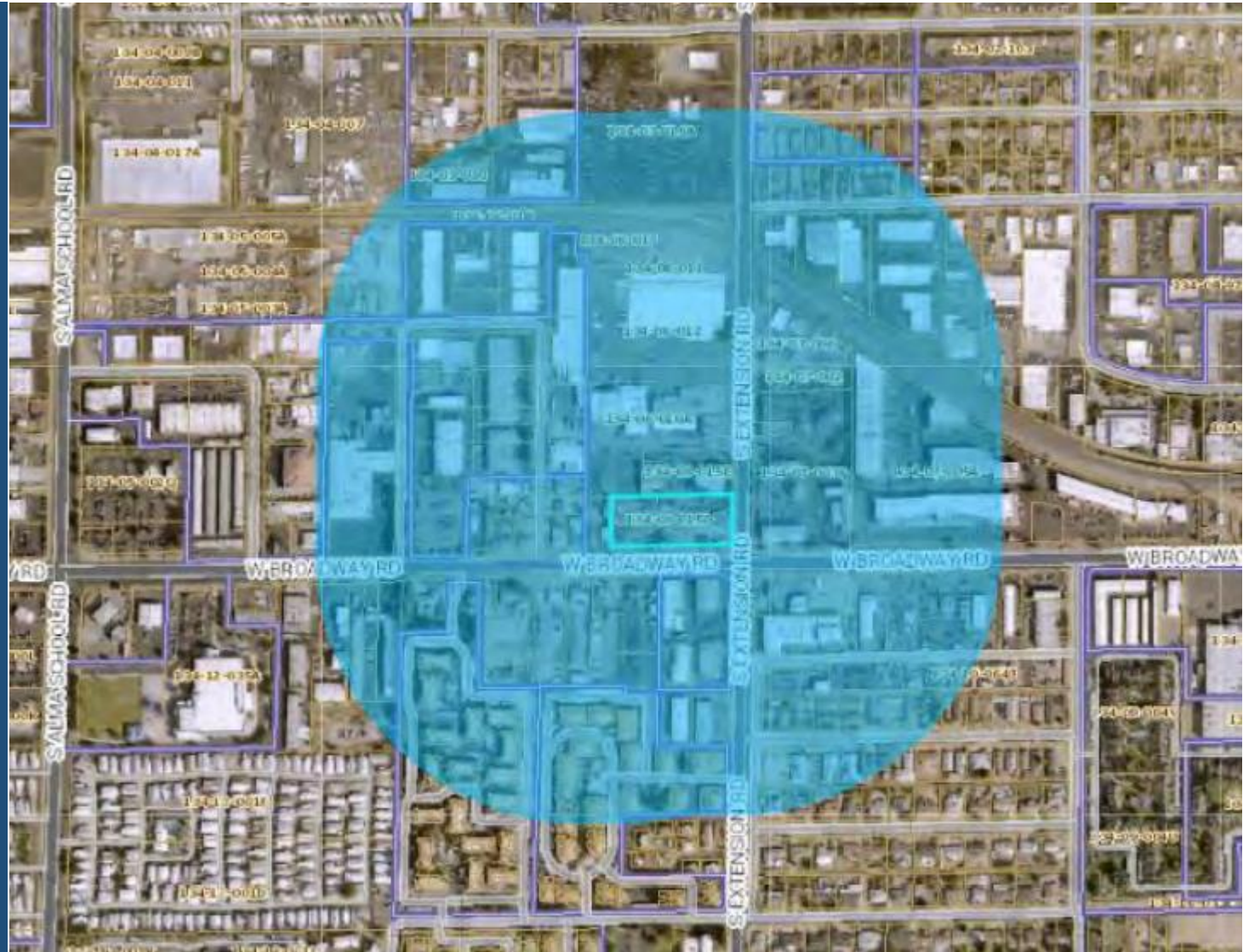
Site Plan

- Convenience Market 5,200 SF
- Fuel Canopy 4,939 SF
- Seven pump fuel station
- Access from Broadway and Extension Roads
- 27 parking spaces



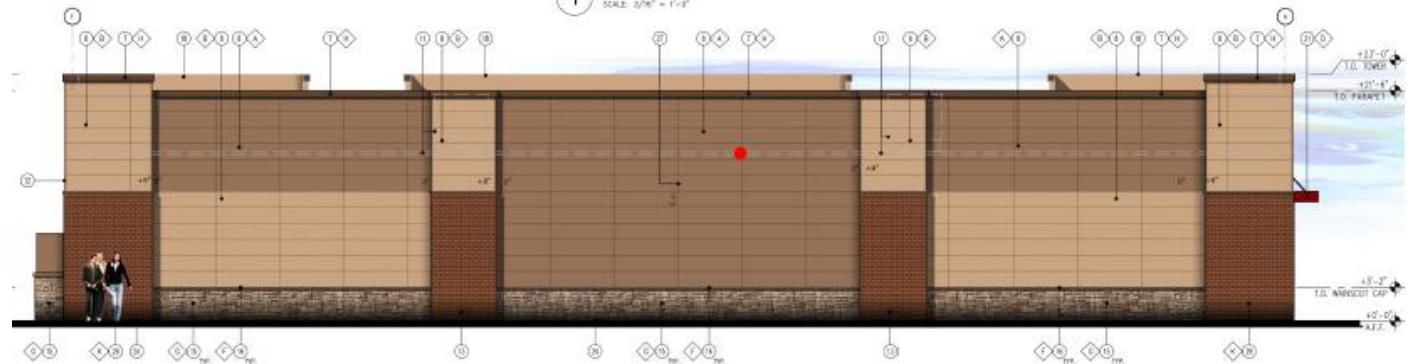
Citizen Participation

- Property owners within 1,000'
- HOAs & Registered Neighborhoods
- One email received; prompted a 2nd notification mailing

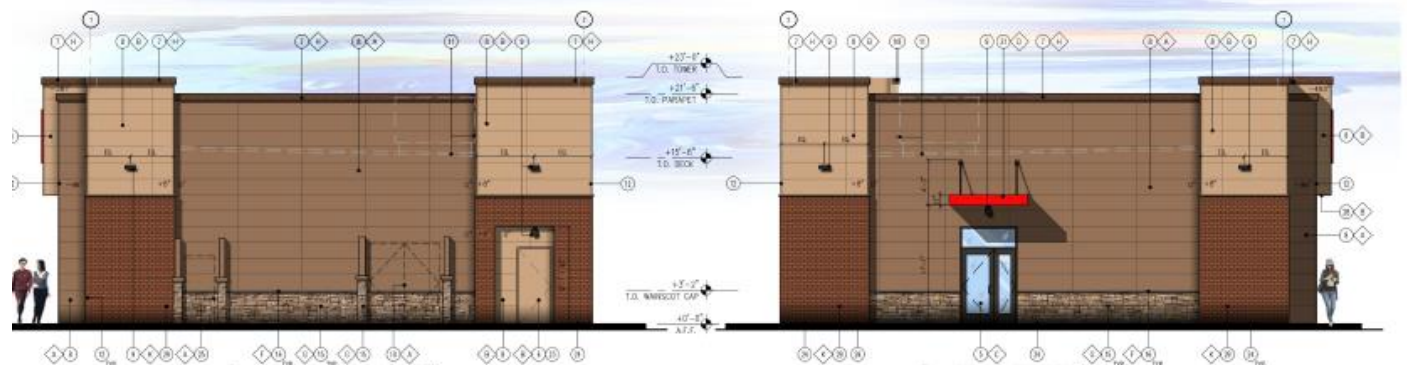




1 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



Design Review

- October 12, 2021

Elevations

- Fuel Canopy



2 "FRONT" ELEVATION (SOUTH)



Summary

Findings

- ✓ Mesa 2040 General Plan
- ✓ Site Plan Review Criteria (Section 11-69-5 of the MZO)
- ✓ Additional Development Standards (Sections 11-31-25 of the MZO)
- ✓ Special Use Permit Criteria (Section 11-70-5 of the MZO)

Staff Recommendation

Approval with Conditions



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