

**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-025

PROJECT:
FRY'S FUELING CENTER

ADDRESS:
2041 NORTH RECKER ROAD

REQUEST:
SITE PLAN REVIEW
AND SPECIAL USE PERMIT

Z14-025

Z14-025

Z14-025

Z14-025

Z14-025



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-025 (PLN2014-00095)
LOCATION/ADDRESS: 2041 North Recker Road
GENERAL VICINITY: Located north of McKellips Road on the east side of Recker Road.
REQUEST: Site Plan Review and Special Use Permit to allow the development of a fueling center in the LC zoning district.
PURPOSE: Development of a 6,880 sq. ft. steel canopy for a fuel center including a 232 sq. ft. kiosk with 9 fuel dispensers (18 pumps).
COUNCIL DISTRICT: District 5
OWNER: PFA Enterprises, LLC
APPLICANT: Ali Fakih, SEG
STAFF PLANNER: Wahid Alam, AICP Planner II

SITE DATA

PARCEL NUMBER: 141-66-436E
PARCEL SIZE: 1.41± acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN DESIGNATION: MDR 4-6
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing residential development – zoned RM-2 PAD
EAST: Existing Painted Mountain Golf Course and townhomes zoned RS-6-PAD-DMP and RM-4-PAD-DMP
SOUTH: Existing commercial retail development – zoned LC
WEST: (across Recker Road) Existing commercial and multi residence development – zoned LC and RM-2-PAD

ZONING HISTORY/RELATED CASES:

June 2, 1982: Annexed into the City of Mesa (Ord. #1595)
April 18, 1983: Establishment of City Zoning rezoned to C-2 and R1-9 (Z83-009, Ord. #1700)
April 15, 1985: Rezone to R1-9, R1-6, R-4 & C-2 for development of a golf resort (Z85-027) (Ord. #1938)
January 26, 2009: Rezone R1-9 to C-2 and site plan review to allow for the development of an auto service facility with a car wash (Z08-074; Ord # 4906)

STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD DECISION: Approval with conditions. Denial
PROP 207 WAIVER: Signed Not Signed

PROJECT DESCRIPTION/REQUEST

This request is for: 1) a Site Plan Review; and 2) a Special Use Permit to allow the development of a fuel center with a 6,880 sq. ft. steel canopy including a 232 sq. ft. kiosk with 9 fuel dispensers (18 pumps) on a 1.41 acre site. Access into the site is provided from Recker Road with full vehicular circulation around a freestanding fuel canopy. A Special Use Permit is required for a service station in the LC zoning district.

DEVELOPMENT STANDARDS

The proposed site plan conforms to the development standards of the Zoning Ordinance with regards to setbacks, parking, landscaping, and foundation base. The applicant is not requesting any deviations from the allowed development standards.

NEIGHBORHOOD PARTICIPATION

The Citizen Participation Plan submitted by the applicant included letters mailed to all property owners within 500 feet as part of the notification for the DRB and P&Z hearings. The applicant held two neighborhood meetings. The first neighborhood meeting was held on site on May 19, 2014 at 10:00 AM; and the second neighborhood meeting was held on June 5, 2014 at the Camelot Homes Club House. The applicant has submitted the minutes and sign-up sheet as part of the Citizen Participation Report. A copy of the CP report has been included in the June 18, 2014 P&Z hearing packet.

Staff has received a few comments and concerns about the proposal from surrounding property owners. The primary concern from the public is related to the appropriateness of the proposed use of the site as a fueling station. The property owners have commented that they would prefer to see the proposed fueling station be located at the northwest corner of Recker and McKellips Roads. Staff has included copies of the emails received from the neighboring property owners in the packet for reference.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Medium Density Residential 4-6 du/ac. This land use category permits limited Neighborhood Commercial of less than 10 acres, where deemed appropriate by the City. The subject site has existing zoning designation of LC and the proposed development request is for the entire property.

The Economic Development Vision statement adopted as part of the Mesa 2025 General Plan states: To be a city that raises the standard of living and quality of life for its residents as a result of actions by business, government, and the community that attract, retain, and sustain dynamic enterprises. The proposed development allows for the retention of an existing, well-established business located in close proximity to the subject site. The request complies with the General Plan.

Goal LU-4: Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.

Objective LU-4.2: Encourage the development of commercial type uses that support a fiscally sound community.

Policy T-2.3h: Encourage infill and redevelopment to accommodate a portion of expected growth and to utilize existing transportation infrastructure.

Although the proposed use is not residential, it is a permitted use in the LC zoning district and therefore in conformance with the General Plan.

STAFF ANALYSIS

The applicant is proposing to build a fuel center to serve customers of the existing Fry's grocery store located at the southwest corner of Recker and McKellips Roads. Typically Fry's Fuel Centers are located within the same shopping center as the Fry's store, but in this case they are proposing a mid-block fuel station just north of the store. The proposed fuel center will include a 232 square foot kiosk that will be staffed by an attendant from 6:00 AM-12:00 AM (mid night) with the self-service pumps open for 24 hours. The fuel center will employ two people working in shifts.

Ingress and egress to the site will be accessed solely off of Recker Road, which is an arterial street. Typically arterial streets are appropriate locations for fueling centers as they are designed to carry the highest traffic volumes and can easily accommodate such uses along their route; as opposed to local neighborhood streets carrying existing residential traffic would not typically be considered compatible with the traffic associated with a fuel center.

The site is currently zoned as Limited Commercial (LC) which allows fuel stations with approval of a Special Use Permit. This site currently has an approved site plan for an auto service station facility with a car wash as part of zoning case Z08-74. A Special Use Permit and Substantial Conformance Improvement Permit were both approved for the previous site plan as part of case BA09-11. The SUP for the previously approved site plan expired after one year from the time approval because the site was not constructed. The Zoning Ordinance requires a Special Use Permit for all fuel stations within Mesa. Therefore, the proposed land use could be denied if it cannot be properly integrated into the site in a way that mitigates negative impacts on the adjacent neighborhood.

Architecture and landscaping were discussed by the Design Review Board at their May 7, 2014 work session. During the Design Review meeting, neighboring residents expressed concerns regarding the land use, increased traffic, and lighting levels. The neighbors were informed that their concerns regarding land use should be expressed to the Planning and Zoning Board. To address the comments provided by the Design Review Board members, the applicant indicated he would continue to work with staff to address the comments related to the building design and landscaping to obtain Design Review approval.

Enhanced landscaping along the perimeter of the property will provide a visual buffer for the surrounding residential neighborhood. There is an existing chain link fence along north property line adjacent to the Painted Mountain Golf Maintenance Yard, and no fence or block wall along the alley to the east. These fences will be replaced with a 6' tall masonry wall that will improve the quality of the project and will assist in the screening and the visual appearance from both the fuel station user and the neighboring residents.

Since the proposed fuel station is not located in a typical location, in front of the Fry's grocery store in a shopping center parking lot; and because there are residential homes along the north and east property lines, this remote site and its business operation time will impact the neighborhood. Therefore staff is recommending that the proposed development should mitigate safety concerns on the site through the employment of an onsite attendant and limited business operation time.

The Zoning Ordinance allows the Planning & Zoning Board to consider the SUP in conjunction with Site Plan Review as per Section 11-66-2-C-2.

SPECIAL USE PERMIT FINDINGS

- A Special Use Permit (SUP) is required for the operation of all fueling stations manned or unmanned within the City of Mesa. This SUP would allow the operation of 9 fuel dispensers (18 pumps).
- The proposed fuel station will only be accessed from Recker Road, an arterial street designed to carry the highest traffic volumes in the City.
- Given the close proximity of residential uses to the proposed fueling station there is a need to make the site more compatible and less detrimental to the surrounding properties by mitigating the impacts of the proposed use. Staff is proposing that this be done through the use of enhanced landscape materials and a perimeter block wall to help screen night time lights and provide a visual buffer. Staff is also proposing mitigating safety concerns through the limitation of the hours of operation and the employment of an onsite attendant.
- The fuel station will provide a service to the residents living in the area.
- Approval of this project will advance the goals and objectives of and is consistent with the policies of the General Plan.

CONCLUSION:

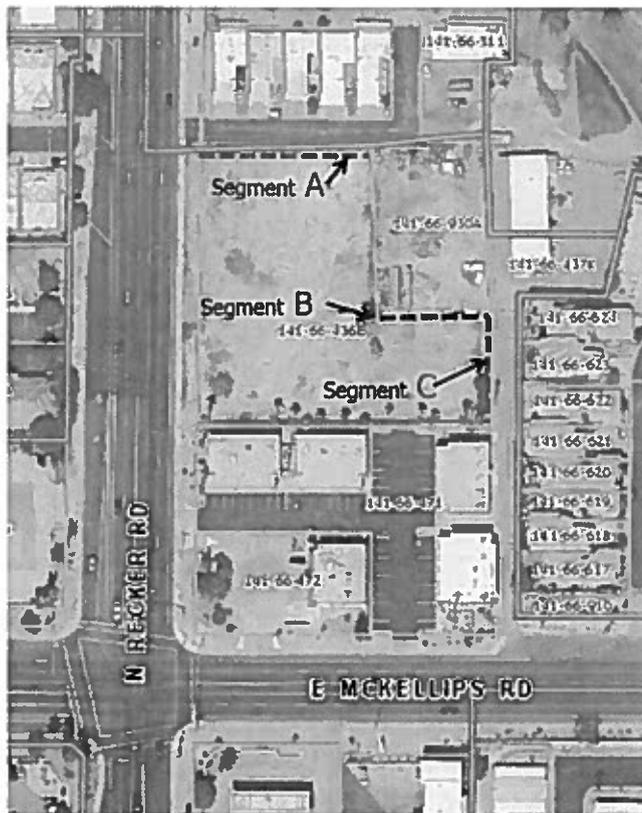
Staff appreciates the applicant's effort to complete the Citizen Participation process by holding an additional neighborhood meeting to receive input and address the concerns of the surrounding property owners including the submittal of revised exhibits. Therefore staff believes that Citizen Participation requirements have been met and the neighbors have been informed and involved in this case.

It is staff's finding that the revised site plan, which includes the use of enhanced landscape materials, the inclusion of a block wall, and conditions of approval limiting the hours of operation and requiring an on-site attendant, the proposed site plan mitigates the impacts to the surrounding neighbors. Therefore staff recommends approval of zoning case Z14-025 with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, landscape plan, and building elevations except as approved by Design Review, unless otherwise conditioned.
2. Compliance with all requirements of Design Review (DR14-009) approval.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).
6. Retention basins to be 6:1 slopes maximum where adjacent to sidewalks.
7. Landscaping shall be provided in all areas of the retention basin (slope, top, and bottom) per Section 11-33-6.
8. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

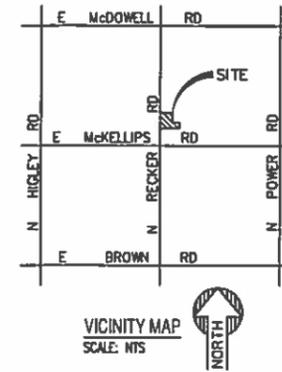
9. Provide a screen wall adjacent to Recker Road to screen drive aisles from public view per Section 11-30-9(H).
10. Install 6' tall block wall along the north property line (Segment B) to replace the chain link fence and along east property line (Segment C) along the alley to close the opening.
11. Install a minimum of 5 evergreen/ non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line per Section 11-33-3.
12. Within the required landscape setback along the north (Segment A, adjacent to the existing homes) and east property line (Segment C, along alley), trees shall be a minimum of 36" box size and 10 feet in height installed to help mitigate visual impact of the canopy, light and noise from the fuel station to the adjacent residences. Trees must be of a type and variety that when mature they will screen from the top of the wall to the height of the fuel canopy.
13. The east and north elevations of the canopy and kiosk shall not be illuminated and no sign or graphic may be installed in them to mitigate visual impact.
14. The hours of operation will be limited to 6:00AM to 12:00AM (mid night) and an on-site attendant shall be required during the hours of operation. There shall be no business operations on-site outside of these hours.



PRELIMINARY SITE PLAN

FRY'S 23 NEW FUEL CENTER

2041 NORTH RECKER ROAD, MESA, AZ



LEGEND

- ROADWAY CENTERLINE
- PROPERTY LINE
- - - SETBACK LINE
- - - EXISTING SEWER LINE
- * EXISTING LIGHT POLE
- o EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER LINE
- (x) PARKING COUNT

INDEX OF DRAWINGS

- SP-1 PRELIMINARY SITE PLAN
- SP-2 ENLARGED SITE PLAN
- C3.00 PRELIMINARY GRADING AND DRAINAGE PLAN
- L-1 CONCEPTUAL LANDSCAPE PLAN
- A1.00 KIOSK EQUIPMENT PLAN, FOUNDATION PLAN & DETAILS
- A2.00 FUEL CANOPY/KIOSK EXTERIOR ELEVATIONS

PROPERTY OWNER
 PFA ENTERPRISES, LLC
 1532 BROPHY PARK RD NW
 ALEXANDRIA, MINNESOTA 56309

DEVELOPER
 FRY'S FOOD STORES
 500 S. 99TH AVE.
 TOLLESON, ARIZONA 85353
 623-907-7188
 ATTN: ROBERT QUEEN

APPLICANT
 SUSTAINABILITY ENGINEERING GROUP
 8280 E. GELDING DR. #101
 SCOTTSDALE, ARIZONA 85260
 480-588-7226
 ATTN: ALI FAHH

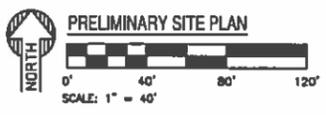
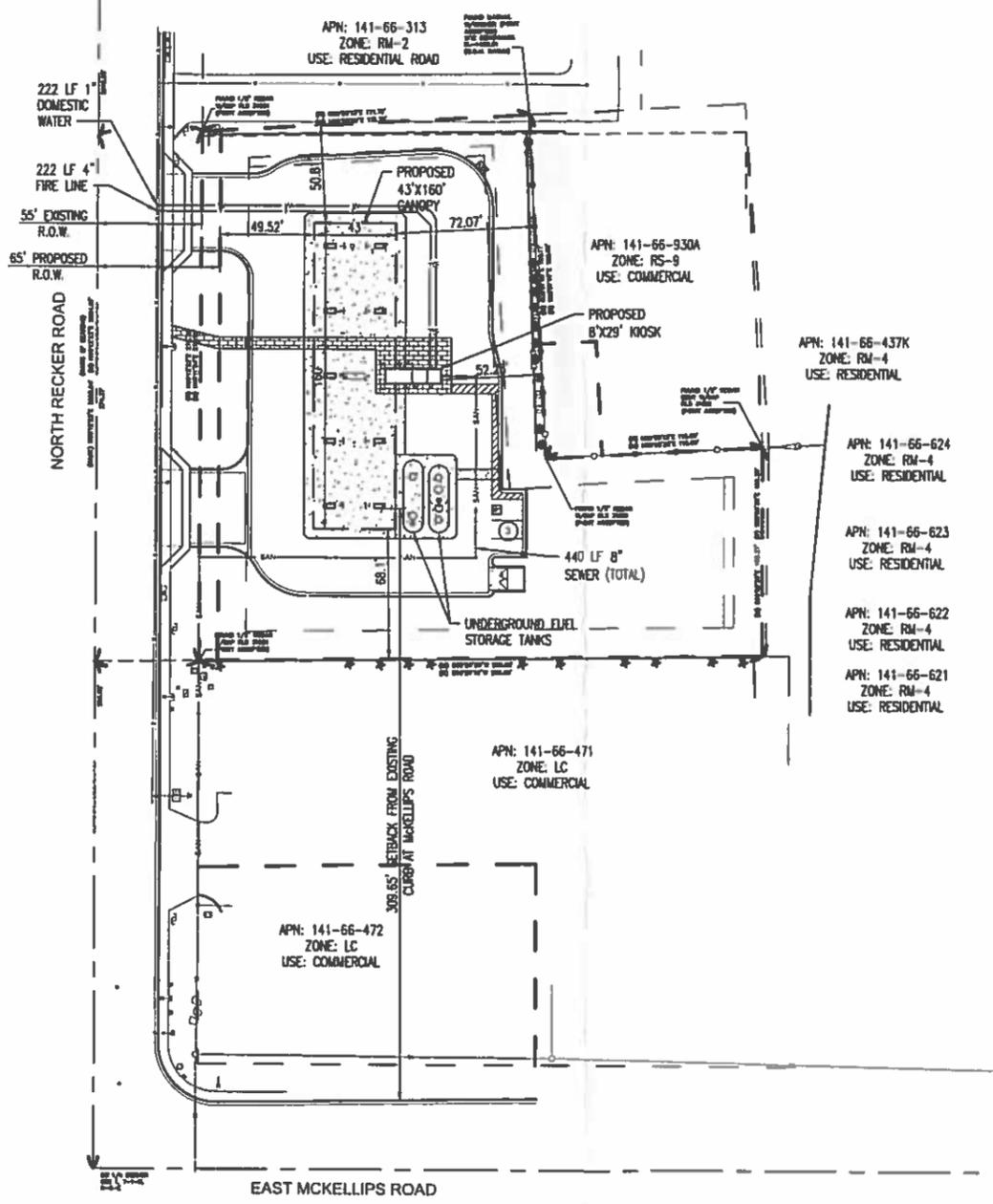
BENCHMARK:

CITY OF MESA BRASS TAG AT THE SOUTHEAST CORNER OF HIGLEY & MCKELLIPS ROAD.
 SAID ELEVATION = 1399.12 (CITY OF MESA DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST, ACCORDING TO BOOK 734, PAGE 04, MARICOPA COUNTY RECORDS, ARIZONA.

SAID BEARING = NORTH 00° 12' 23" EAST



PROJECT ADDRESS:
 2041 N RECKER ROAD, MESA, AZ

LEGAL DESCRIPTION:
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT DESCRIPTION:
 THE PROJECT IS A PROPOSED FUEL CENTER TO BE LOCATED ON A VACANT PARCEL. THE FUEL CENTER WILL INCLUDE A 43' X 160' PREFABRICATED FUEL CANOPY, AN 8' X 29' PRE-MANUFACTURED KIOSK, NINE (9) FUEL DISPENSERS AND TWO (2) UNDERGROUND FUEL TANKS. A "SPECIAL USE PERMIT" WILL BE REQUIRED.

GENERAL INFORMATION:

APN:	141-66-436E
EXISTING ZONING:	LC
PROPOSED ZONING:	LC (UNCHANGED)
ADJACENT ZONING:	
NORTH:	RM-2
EAST:	RS-9 / RM-4
SOUTH:	LC
WEST:	RECKER RD
PROPOSED USE:	NEW FUEL CENTER - RETAIL
CONSTRUCTION TYPE:	
CANOPY:	II-B, SPRINKLERED
KIOSK:	II-B, SPRINKLERED
OCCUPANCY:	CANOPY & KIOSK - 'M'
LOT SIZE:	NET: 59,592 SF (1.37 AC) GROSS: 77,521 SF (1.78 AC)
BUILDING AREA:	
PROPOSED CANOPY:	6,800 SF
PROPOSED KIOSK:	232 SF
LOT COVERAGE:	
PROPOSED COVERAGE:	7,112 SF / 59,592 SF = 11.9%
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	30 FT
PROPOSED CANOPY:	15'-6" HT
PROPOSED KIOSK:	13' HT
SETBACKS:	
BUILDING:	REQUIRED PROVIDED
STREET:	15 FT. 49.52 FT.
NORTH:	20 FT. 50.81 FT.
EAST:	25 FT. 52.25 FT.
SOUTH:	15 FT. 68.10 FT.
LANDSCAPE:	
STREET:	15 FT. 15 FT (FROM FUTURE ROW)
NORTH:	15 FT. 15 FT.
EAST:	15 FT. / 20 FT. 15 FT. / 21.25 FT.
SOUTH:	15 FT. 32.25 FT.
PARKING REVIEW:	
REQUIRED PARKING:	1:375 SF (232 SF / 375 SF = 1 SPACE)
PROPOSED PARKING:	3 SPACES
ACCESSIBLE PARKING:	
REQUIRED PARKING:	1 SPACE
PROPOSED PARKING:	1 SPACE
VAN ACCESSIBLE:	1 SPACE

RELATED CASE NUMBERS:
 P23-108
 PLAZA13-00268



SUSTAINABILITY ENGINEERING GROUP

SEG

8280 E. GELDING DR. SUITE 101, SCOTTSDALE, ARIZONA 85260
 WWW.AZSEG.COM TEL: 480.588.7226

fray's
 Fry's Food Stores of Arizona
 500 South 99th Avenue, Bag A
 Tolleson, AZ 85353
 Phone: 602.907.1884
 Fax: 602.907.1874

Kroger
 The Kroger Co.
 10231 East 51st Street, Suite A
 Denver, CO 80239
 Phone: 303.711.8800
 Fax: 303.711.8800

PROJECT: FRY'S 23 FUEL CENTER

LOCATION: 2041 N. RECKER ROAD, MESA, ARIZONA 85215

DRAWN: ALI FAHH

DESIGNED: ALI FAHH

CHECKED: ALI FAHH

DATE: 2/3/2014

ISSUED FOR: PLANNING & ZONING REVIEW

JOB NO.: 131123

SHEET TITLE: PRELIMINARY SITE PLAN

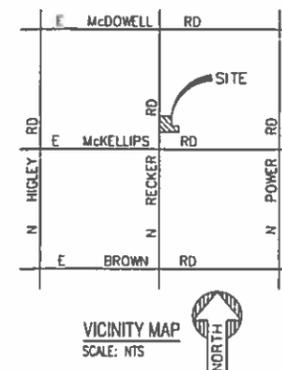
SHEET NO.: SP-1

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SITE PLAN

FRY'S 23 NEW FUEL CENTER

2041 NORTH RECKER ROAD, MESA, AZ



LEGEND

- ROADWAY CENTERLINE
- PROPERTY LINE
- - - SETBACK LINE
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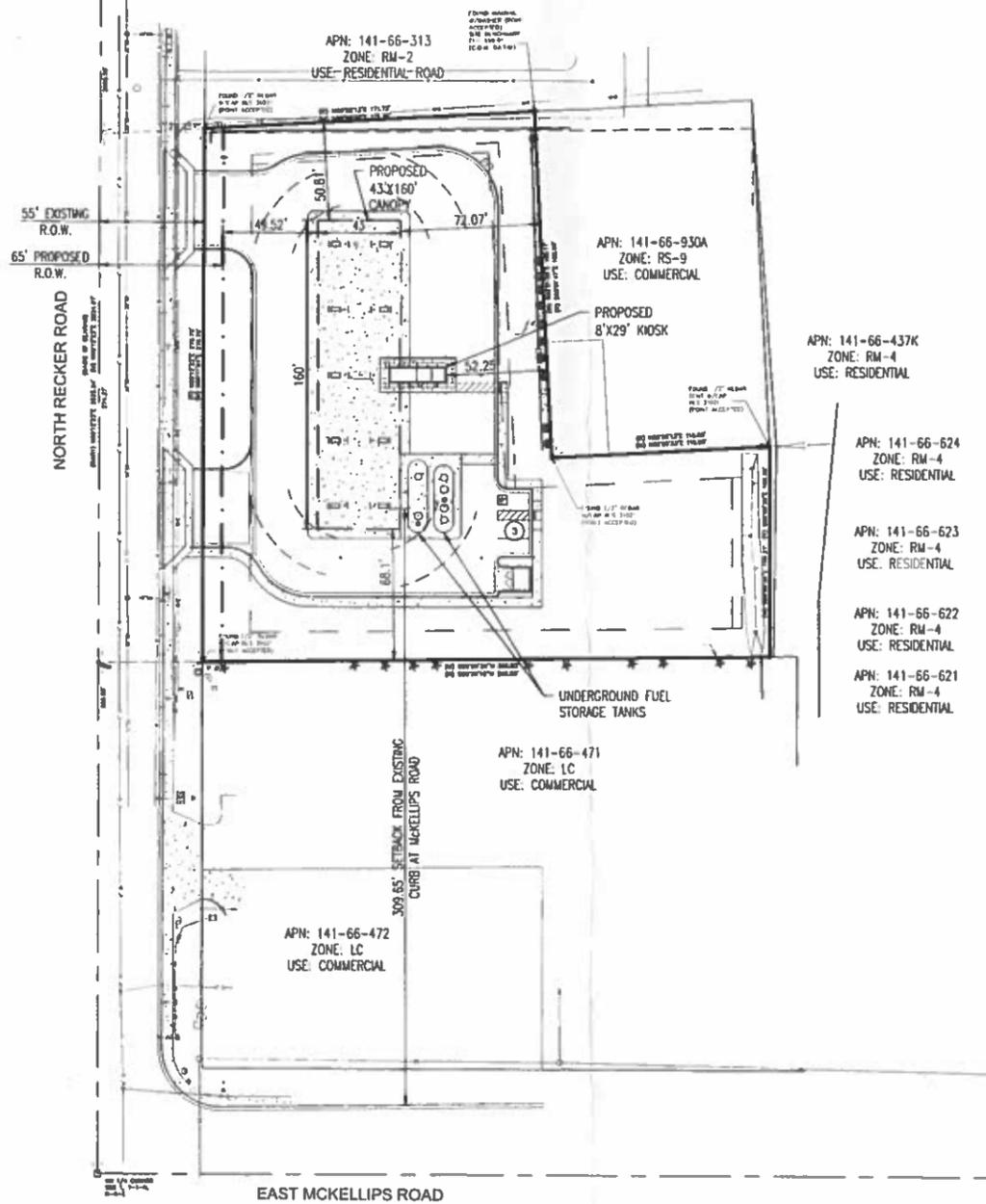
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PROPOSED PARKING:	1 SPACE
VAN ACCESSIBLE:	1 SPACE

RELATED CASE NUMBERS:
PSJ-108
PLK2013-0368
HISTORY:
235-029
235-027
235-074
0209-003



SUSTAINABILITY ENGINEERING GROUP

SEG

fray's
FOOD & DRINK STORES

Kroger

Fry's Food Stores of Arizona
500 South 99th Avenue, Suite A
Tolleson, AZ 85353
Phone (602) 907-1994
Fax (602) 907-1974

The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80229
Phone (303) 715-5917
Fax (303) 715-8005

PROJECT FRY'S 23 FUEL CENTER	LOCATION 2041 N. RECKER ROAD MESA, ARIZONA 85215
DRAWN DESIGNED CHECKED PROJECT MANAGER	MILES MILES COUNSELL FAKIH
DATE ISSUED FOR NEIGHBORHOOD NOTIFICATION	DATE 04/23/2014
REVISION NO.	DATE
JOB NO. CD131123	SHEET TITLE OVERALL SITE PLAN
SHEET NO. C2.00	

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FRY'S FUEL CENTER #23
 2041 N. RECKER ROAD
 MESA, AZ

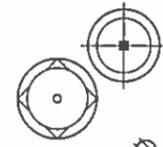
PLANTING PLAN

revision	date



date: 5/20/14
 job no.: 1404
 drawn: RT/IV
 sheet #

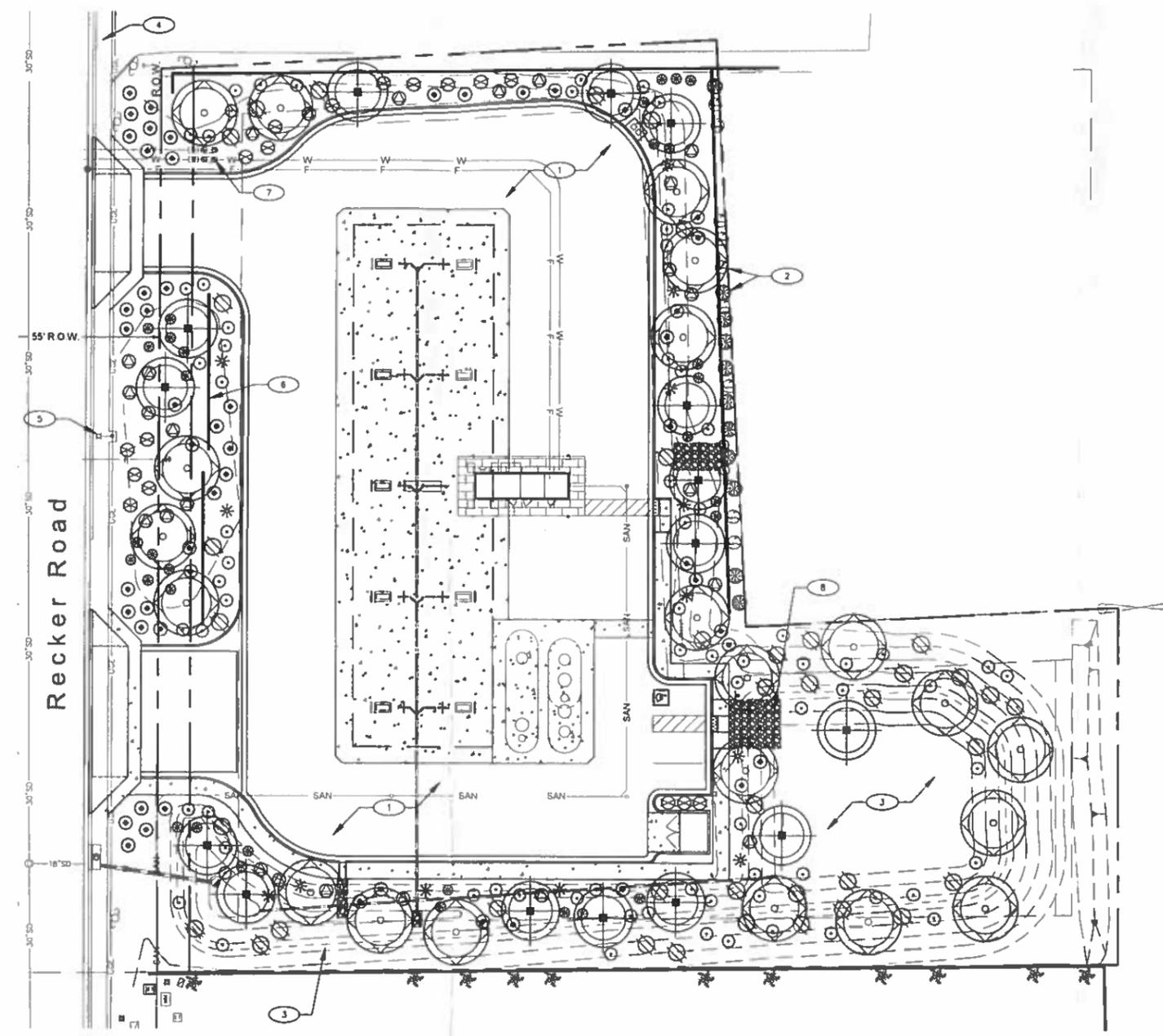
PLANT LEGEND



TREES			
CHILOPSIS LINEARIS	DESERT WILLOW SINGLE TRUNK	24" BOX 1.5" CAL	15
PROSORBIS SP 'RIO SALADO'	RIO SALADO MESQUITE SINGLE TRUNK	36" BOX 7" CAL	21
SHRUBS AND ACCENTS			
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	39
CASSIA NEMOPHILA	GREEN CASSIA	5 GAL	74
DASYLIRION LONGISSIMA	DESERT SPOON	5 GAL	13
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	32
LEUCOPHYLLUM FRUTESCENS	GREEN CLOUD SAGE	5 GAL	25
GROUND COVER			
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	3 GAL	50
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	3 GAL	15
INERT			
2" DEEP 3/4" MIN. SCREENED DECOMPOSED GRANITE COLOR TO MATCH SURROUNDING			32,295 SF

KEYNOTES:

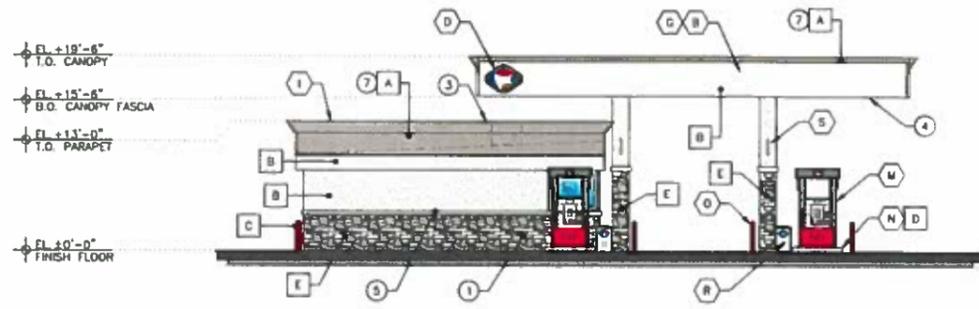
- 1 ASPHALT PAVING - SEE CIVIL DRAWINGS
- 2 EX. PLANT, TO REMAIN IN PLACE (TYP)
- 3 2" DEEP ROCK MULCH IN ALL LANDSCAPE AREAS
- 4 EX. CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- 5 EX. LIGHTING - SEE CIVIL DRAWINGS
- 6 3' SCREEN WALL (REFER TO CIVIL PLANS)
- 7 FIRELINE BACKFLOW PREVENTER (REFER TO CIVIL PLANS)
- 8 RIP-RAP (REFER TO CIVIL PLANS)



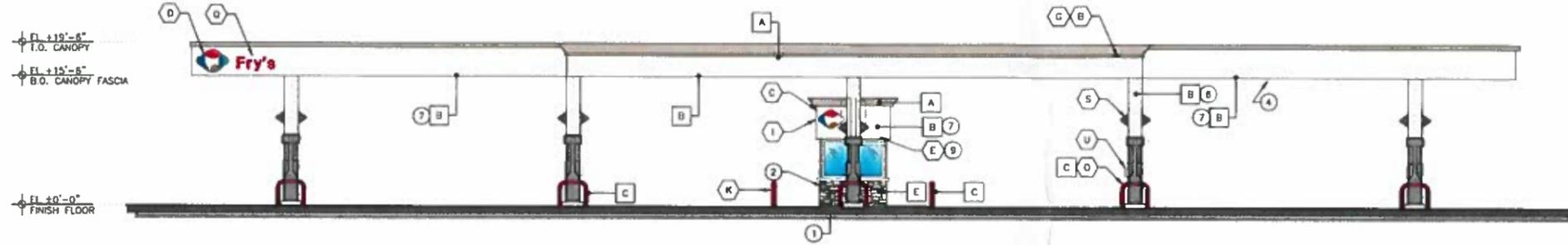
PLANTING PLAN

SCALE: 1" = 20'

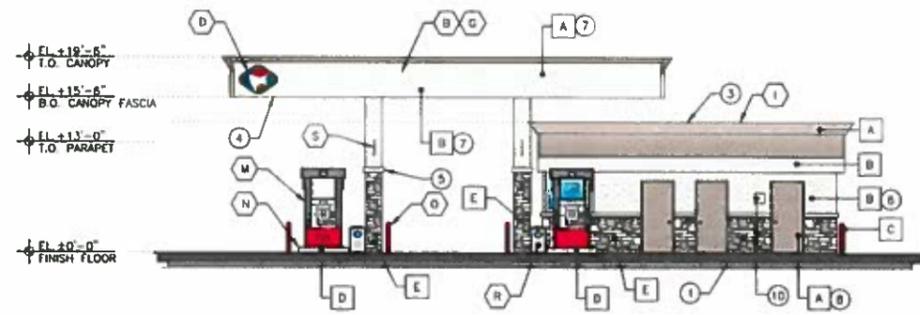




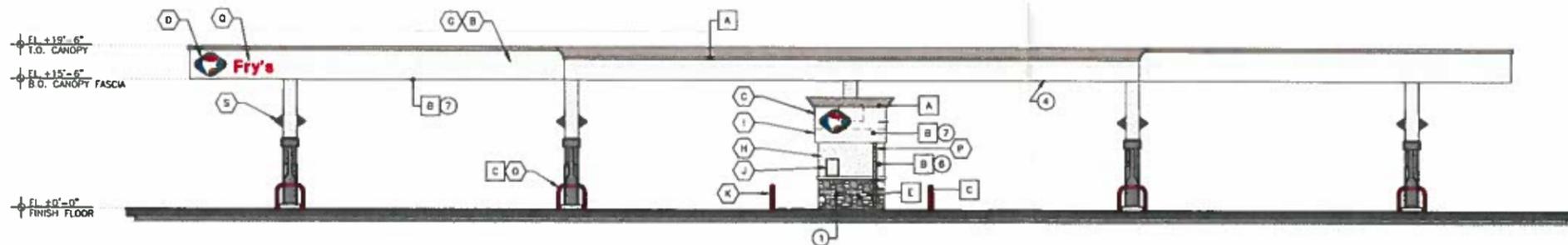
1 NORTH ELEVATION
SCALE 3/16" = 1'-0"



2 WEST ELEVATION
SCALE 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



4 EAST ELEVATION
SCALE 3/16" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL SUBMIT MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
- ALL ON-SITE SIGNAGE UNDER SEPARATE PERMIT.
- FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.

KEYED NOTES:

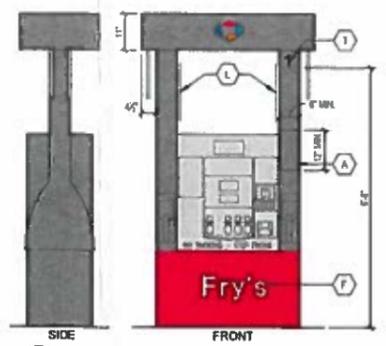
- CULTURED STONE VENEER CULTURE STONE CSV-MOJAVE COUNTRY LEDGESTONE
- EMERGENCY STOP SWITCH PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT
- CANOPY LIGHTS SHALL BE FLUSH OR RECESSED
- 4" CAPSTONE
- STUCCO FINISH
- TEXCOTE FINISH OVER (ACM) PANEL
- H/M DOOR AND FRAME
- PROVIDE MIN 12" HIGH VIZ STROKE BUILDING ADDRESS IN CONTRASTING COLOR TO WALL IN ACCORDANCE WITH C U M DETAIL 50 5 1
- PROVIDE 4" MIN NO SMOKING SIGNAGE PER C O M M NO SMOKING ORDINANCE AND STATE REQUIREMENTS

FINISH LEGEND:

A	DUNN EDWARDS HIGH NOON DEC743
B	DUNN EDWARDS OYSTER DEC743
C	SHERWIN WILLIAMS 40B1 "SAFETY RED"
D	SHERWIN WILLIAMS 4107 "GRAPHITE"
E	PAINTED CMU-LOOK VENEER MOHAVE COUNTRY

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (MIN. 12" H X 6" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	LOGO - NON ILLUMINATED (26" H X 37 1/2" W)		DUALITE		OWNER	SIGN INSTALLER
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
F	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
G	CANOPY FASCIA	PER SCHED	MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
H	KIOSK - PREFABRICATED	PER SCHED	SAGEBRUSH		GENERAL CONTRACTOR	GENERAL CONTRACTOR
I	KIOSK FASCIA	PER SCHED	SAGEBRUSH		GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	ELECTRICAL DISCONNECTS				GENERAL CONTRACTOR	GENERAL CONTRACTOR
K	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
L	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
M	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
N	ISLAND FORMS - G.C. TO PAINT	GRAPHITE SW107	OPW		OWNER	GENERAL CONTRACTOR
O	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
P	3/4" DOWNSPOUT - PAINT TO MATCH WALL		SAGEBRUSH		KIOSK FABRICATOR	KIOSK FABRICATOR
Q	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
R	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
S	PUMP NUMBER FLAG		CANOPY FABRICATOR		GENERAL CONTRACTOR	GENERAL CONTRACTOR
T	4" BLACK VINYL DECAL (DISPENSER NUMBER)		OWNER		GENERAL CONTRACTOR	GENERAL CONTRACTOR
U	FIRE EXTINGUISHER		OWNER		GENERAL CONTRACTOR	GENERAL CONTRACTOR



5 DISPENSER ELEVATION
SCALE: 1/8" = 1'-0"

SUSTAINABILITY ENGINEERING GROUP

SEG

8230 E. GELDING DR #101 SCOTTSDALE, ARIZONA 85238
WWW.AZSEG.COM TEL: 480.568.1726

fray's

Fry's Food Stores of Arizona
550 South 9th Avenue, Bldg A
Tolleson, AZ 85233
Tel: (602) 997-1844
Fax: (602) 907-1974

Kroger

The Kroger Co.
10251 East 51st Street, Sum A
Denver, CO 80229
Tel: (303) 711-5600
Fax: (303) 711-5600

PROJECT: FRY'S #23 NEW FUEL CENTER

LOCATION: 2041 N. RECKER RD. MESA, ARIZONA

DESIGN: AM
DESIGNED: AM
CHECKED: SC
PROJECT MANAGER: AF

DATE: 4/24/2014

ISSUED FOR: PLANNING & ZONING REVIEW

REVISION NO. DATE

JOB NO.: CD131123

SHEET TITLE: FUEL CANOPY / KIOSK EXTERIOR ELEVATIONS

SHEET NO.: A2.00

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



February 3, 2014

City of Mesa
11555 W Civic Center Drive
Mesa, Arizona 85653

Re: Project Narrative/Justification & Compatibility Statement
Fry's New Fuel Center #23
2041 North Recker Road, Mesa AZ 85215-2769

GENERAL DEVELOPMENT DESCRIPTION:

On behalf of The Kroger Co., we are proposing to develop a vacant parcel located at 2041 North Recker Road, Mesa, AZ. The proposed development will function as a fuel center, and will include a 232 square foot kiosk with a restroom and an equipment/fire riser room (8 feet x 29 feet) and a 6,880 square feet steel canopy (43 feet x 160 feet). The kiosk is a pre-manufactured building with finishes to reflect the traditional Fry's aesthetic look.

In addition to the kiosk and canopy, the center will include nine (9) fuel dispensers and two (2) underground fuel storage tanks designed and constructed in accordance with current agency codes and standards, and new landscaped curbed islands. Ordinance requirements for the number of parking spaces is met with three (3) proposed parking spaces.

New landscaping will be provided and will comply with ordinance requirements. Signage will be submitted as a separate submittal as required. To avoid any nuisance to the properties, the lighting will be shielded from traffic and adjacent properties.

The new development proposes close the existing property access curb cut and provide two new curb cut entrances. The layout of the Fry's fuel center ensures customer and fuel delivery vehicles can access the fuel center without disturbing traffic on North Recker Road.

ARCHITECTURAL CONSIDERATIONS:

Mesa has established design principles to ensure the goal of enhancing the built and natural environments while mitigating project impacts of adjacent development.

info@azSEG.com
www.azSEG.com
D (480) 588-7226

8280 E. Gelding Dr.
Suite 101
Scottsdale, AZ 85260



RE: Mesa City Code.

It is the intent of this Fuel Center project to provide complementary building aesthetics to the surrounding area. The proposed kiosk and canopy are pre-manufactured units that maintain the typical building relationships of existing fuel centers in Mesa. The façade includes split-face CMU veneer to match existing Fry's Grocery Stores throughout Mesa, including color and texture considerations to remain consistent with zoning code intent.

This project is being developed within an undeveloped parcel. No known topography concerns or natural features exist that would hinder this site use under the conditional use permit. Grading changes and resultant impacts on surrounding areas will be minimal.

CONDITIONAL USE CONSIDERATIONS:

This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Odor associated with fueling operations is eliminated through the use of Stage I and II Vapor Recovery techniques. Lighting will be directed away from surrounding areas and meet code requirements.

Typical safety guidelines and techniques associated with fuel center operations will be implemented to minimize risk of hazards to persons.

No unusual traffic volumes or characteristics are anticipated. The site provides easy access and circulation for traffic off the main road and within the development.

As mentioned, this use is consistent, and similar, to existing developed sites in the surrounding area.

ADDITIONAL GENERAL INFORMATION CONSIDERATIONS:

1. Hours of Operation:
 - Employee manned from 6:00 a.m. – 12:00 a.m.
 - Pay at the pump is available for 24 hours

2. Number of employees:
 - 2 employees and shifts will vary

info@azSEG.com
www.azSEG.com
D (480) 588-7226

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Suite 101
Scottsdale, AZ 85260

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3. Activities:

- Process: Dispensing of petroleum fuel products
- Materials: Petroleum fuels (Regular, Mid-Grade, and Premium Unleaded gasoline, and Diesel Fuel)

Please let me know if I can be of any assistance or if you have any question about the subject.

Sincerely,

A handwritten signature in black ink, appearing to read "Ali Fakhri", enclosed within a rectangular border.

Ali Fakhri
ali@azseg.com
(480) 516-5514

info@azSEG.com
www.azSEG.com
D (480) 588-7226

8280 E. Gelding Dr
Suite 101
Scottsdale, AZ 85260



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FRY'S FOOD STORES OF ARIZONA

FUEL CENTER #23

Design Review, SUP and Site Plan Review

Final Citizen Participation Report

2041 North Recker Road, Mesa, AZ

**SUBMITTED TO:
CITY OF MESA PLANNING DIVISION
DEVELOPMENT AND SUSTAINABILITY DEPARTMENT
Mesa, Arizona**

**APPLICANT:
SUSTAINABILITY ENGINEERING GROUP**

Prepared: June 9, 2014

Case No.: PS13-108 (PLN2013-00586); DR14-009; Z14-025 (PLN20014-009S)

*8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260*



PURPOSE

The purpose of this Report is to document the results of the implementation of the Citizen Participation Plan for Fry's Fuel Center #23 located at 2041 N. Recker Road, north of the NEC of Recker Road and McKellips Road. This report provides evidence that citizens, property owners, neighborhood associations, agencies, and interested parties in the vicinity of the site have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, and other materials are attached:

CONTACT

All questions and/or comments related to this proposal should be directed to:

Ali Fasih
Sustainability Engineering Group
8280 E. Gelding Dr.
Suite 101
Scottsdale, AZ 85260
(480) 588-7226
ali@azseg.com

PRE-APPLICATION MEETING

A pre-application meeting with City of Mesa planning staff was held and the associated Staff Report was provided on December 3rd, 2013. Staff reviewed the application, provided initial comments, and recommended that adjacent residents, HOA's and nearby registered neighborhoods be contacted.

ACTION PLAN

A. INITIAL NOTIFICATION

It was determined by staff that a neighborhood meeting would not be necessary for this project. Therefore, in order to provide effective citizen participation in regards to this application, the actions listed below in "Public Hearing Notification" have been taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts these requests may have on individuals, properties, or the community:



B. PUBLIC HEARING NOTIFICATION

- A. A contact list has been created for all entities in the area potentially affected by this development which includes:
- All registered neighborhood associations within 1/2 mile of the project
 - All Homeowners Associations within 1/2 mile of the project
 - Neighboring landowners within 500 feet of the project.
- B. A Notice of Public Hearing letter that provides a description of the project, including a site plan with vicinity map was provided by our office to staff. This notification included both Design Review Board study session and Planning and Zoning Public hearing dates. Contact information was included within the letter for interested parties that need additional information or have questions. These letters were mailed out by the City of Mesa staff.

C. SUBSEQUENT ACTION

- A. A Design Review Board study session occurred on May 7, 2014. As a result of the public notifications, twelve (12) homeowners of the adjacent Camelot Country Club Estates attended this meeting. They were represented by legal counsel. A petition signed by seventeen (17) presumed members of the Homeowners Association was provided to the City stating the following concerns:
- The project "would be detrimental to our properties and home values would drop in appreciation".
 - "This could also become a traffic and noise hazard.
 - "Many of our residents are elderly and could have issues navigating the street".
- o In addition to the petition stated concerns, additional concerns were presented at the meeting as follows:
- Light encroaching into the residential area
 - Odors
 - Deterioration of the existing road
 - Questioned why this lot was chosen.

Response:

- **This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Odor associated with fueling operations is eliminated through the use of Stage I Vapor Recovery techniques.**
- **Lighting will be shielded and directed away from surrounding areas and meet code requirements.**



- **Typical safety guidelines and techniques associated with fuel center operations will be implemented to minimize risk of hazards to persons.**
 - **Recker Road is assumed to be designed and constructed considering standard traffic impact analysis. No unusual traffic volumes or characteristics are anticipated. The site provides easy access and circulation for traffic off the main road and within the development. This site is not a "destination" site, rather the Fry's fuel centers are typically provided to reward customers of the nearby Fry's Food Store, who would already be in the area. Additionally, fuel patrons are frequently "drive-by" (already on the road) customers.**
 - **Other parcels in the area were considered as potential sites for a fuel center but were found to be cost prohibitive to ensure success of the proposed use.**
 - **This use is consistent with, and similar to, existing developed sites in the surrounding area.**
- B. As a result of the residents expressing these concerns, a neighborhood outreach meeting was scheduled with the HOA residents to take place on site on May 19th at 10:00 am at the project site. The associated sign-in sheet and copy of the meeting minutes are included in Appendix B.
- C. A study session was held prior to the scheduled Planning and Zoning Board meeting on May 21, 2014. Residents expressed their concerns about the project and staff recommended that the project be continued to a later date to give an opportunity for additional residents to be contacted. At the P&Z hearing following, board members voted for a continuance.
- a. A contact list was created for all entities in the area potentially affected by this development which includes:
 - All registered neighborhood associations within 1 mile of the project
 - All Homeowners Associations within 1 mile of the project
 - Neighboring landowners within 1000 feet of the project.
 - b. A neighborhood notification letter providing a description of the project, including a site plan with vicinity map was mailed to the above citizens to provide an opportunity to become engaged in the project during an outreach meeting held on June 5, 2014 at the Camelot Country Club Estates HOA Clubhouse. Contact information was included within the letter for interested parties that need additional information or have questions. The letter also informed the residents that the Planning and Zoning Hearing would be held on June 18.
 - c. Nineteen citizens signed in. Ali Fakhri, PM from Sustainability Engineering Group initiated the discussion with an introduction to the project. Refer to Appendix C for the notification information, sign-in sheet, and minutes of the meeting.



TENTATIVE SCHEDULE

Pre-Application Meeting – December 3, 2013
Formal Filing – February 20, 2014
Public Hearing Notification – May 23, 2014 (SEG to staff)
Design Review Board study session – May 7, 2014
HOA Outreach Meeting – May 19, 2014
Planning and Zoning Board Meeting – May 21, 2014 (Voted for Continuance)
Neighborhood Notification – May 23, 2014
Citizen Participation Plan to City – May 29, 2014
Neighborhood Meeting – June 5, 2014
Citizen Participation Report – June 9, 2014
Planning and Zoning Meeting – June 18, 2014



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APPENDIX "A"

Public Hearing Notification

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260



April 22, 2014

Re: New Fry's Fuel Center, Northeast of the intersection of E. McKellips Road and N. Recker Road located at 2041 North Recker Road.

Dear Neighbor:

On behalf of Fry's Food Stores and its valued associates at Fry's #23 in Mesa, I would like to notify you that we are scheduled for a public hearing at the upcoming Design Review board meeting on **May 7, 2014** for the property located northeast of the intersection of E. McKellips Road and N. Recker Road. This request will allow the development of a fueling station at 2041 North Recker Road just north of the existing Camelot Square. The proposed fuel center includes 9 fueling islands and an approximately 232 square foot Kiosk building and associated canopy.

This letter is being sent to all property owners within 500 feet of the property at the request of the Mesa Planning Division. Enclosed for your review is a copy of the site plan of the proposed development.

As mentioned above, this application is scheduled for consideration by the Mesa Design Review Board at their meeting to be held on **May 7, 2014** in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:30 p.m. (Ref. Case # DR14-009). You are invited to attend this meeting and provide any input you may have regarding this proposal.

In addition, the project is scheduled for a Planning and Zoning hearing on **May 21, 2014** at 4:00 p.m., also in City Council Chambers (Ref. Case # Z14-25).

If you have any questions regarding this proposal, please call me at **480-516-5514**. The City of Mesa has assigned this case to **Mr. Wahid Alam** of their Planning Division staff. He can be reached at **480-644-4933** should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

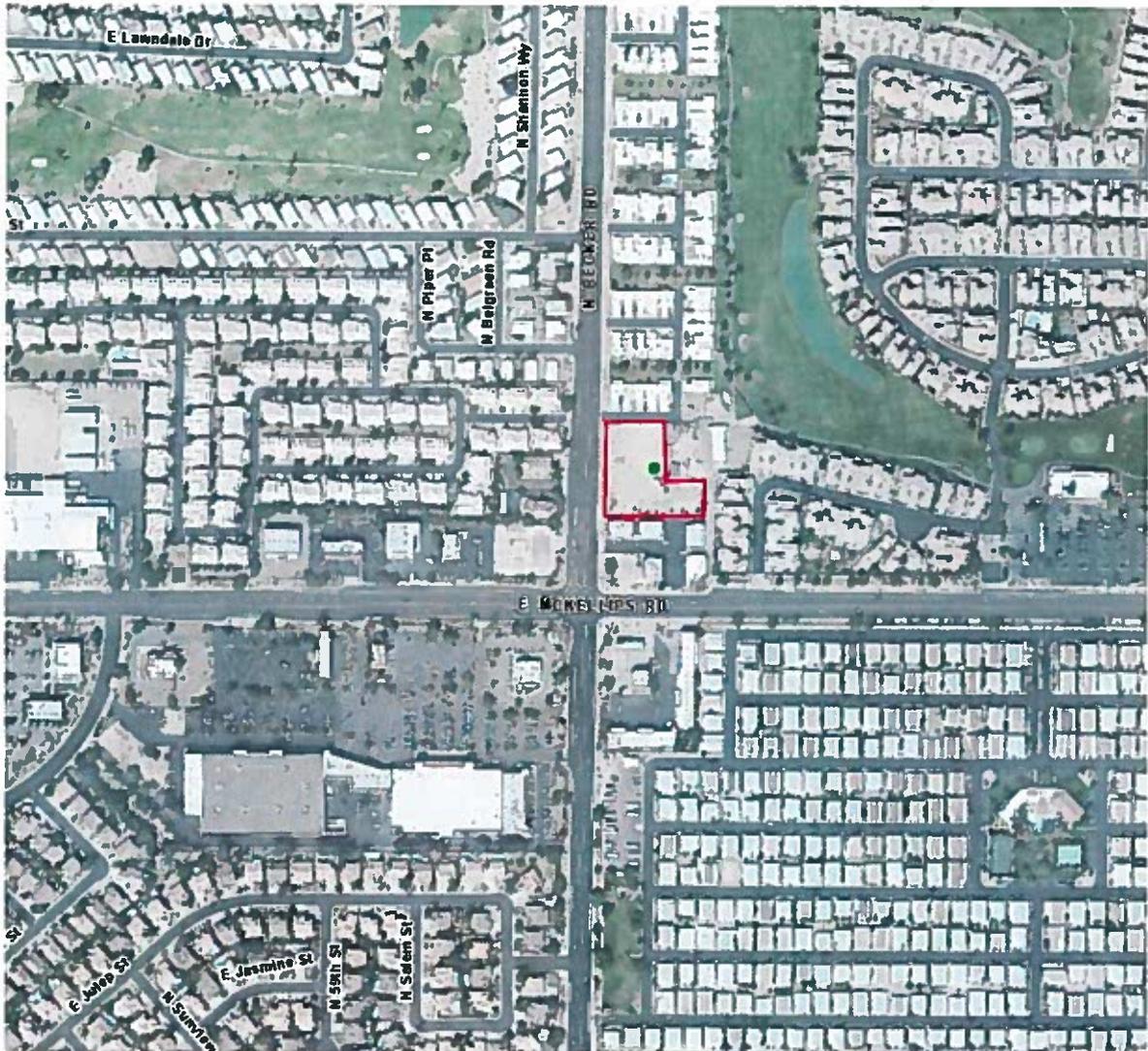
Sincerely,

A handwritten signature in blue ink, appearing to read "Ali Fakih", enclosed in a light blue oval.

Ali Fakih, PE, LEED AP
8280 E. Gelding Dr.
Suite 101,
Scottsdale, AZ 85260
ali@azseg.com
www.azseg.com
480.516.5514

Enclosed you will find a project map and a proposed site plan for your review.

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260



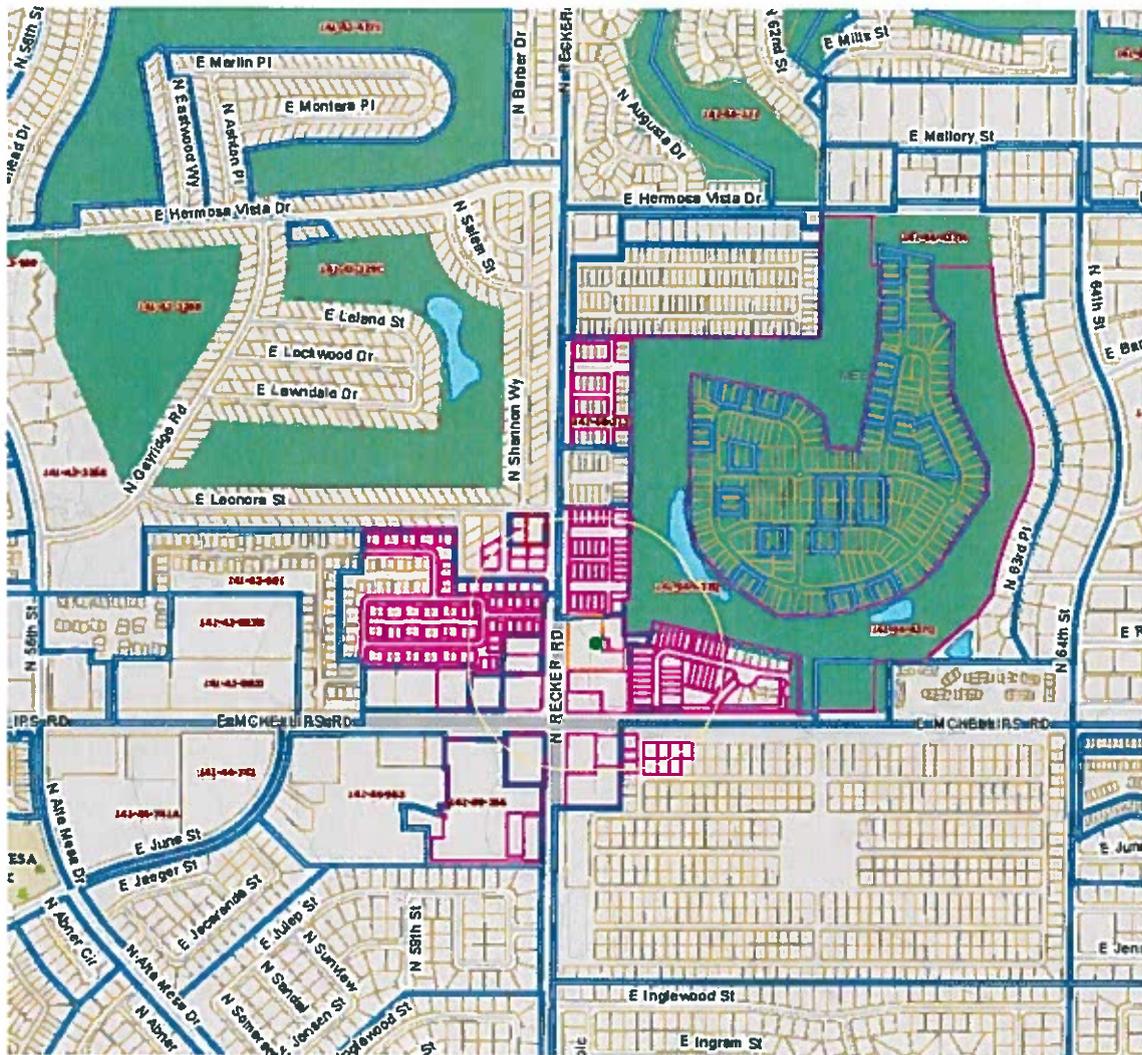
SITE LOCATION

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NOTIFICATION MAP



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APPENDIX "B"

Citizen Response

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Scottsdale, AZ 85260

Sustainability Engineering Group

info@azSEG.com 480.588.7226 www.azSEG.com

Appendix B

Steve Counsell

From: Wahid Alam <Wahid.Alam@mesaaz.gov>
Sent: Thursday, May 15, 2014 12:02 PM
To: steve@azseg.com
Cc: Ali Fakh, PE, LEED AP (ali@azseg.com); Angelica Guevara; John Wesley; Tom Ellsworth
Subject: FW: Property owner Input re : Proposed Frys Fuel Cent- Northeast of the intersection of E.McKellips Road and N.Recker

Hi Steve,
This is a copy of the e-mail we received from a neighbor regarding Fry's fuel station. Thanks

Wahid Alam, AICP

Planner II, Planning Division
Development and Sustainability Department
55 N. Center Street, Mesa, AZ 85201
480-644-4933 T
480-644-2757 F

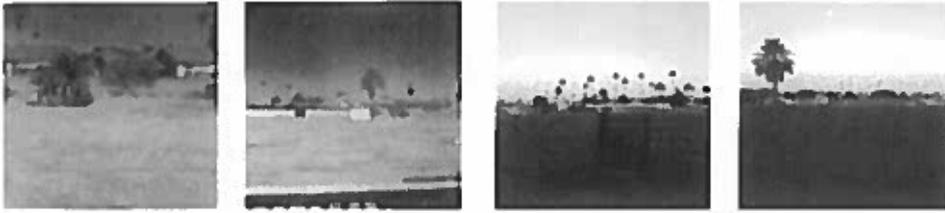
From: Gary Zielke [mailto:gzielke@telus.net]
Sent: Sunday, May 04, 2014 12:02 PM
To: Wahid Alam
Subject: Property owner Input re : Proposed Frys Fuel Cent- Northeast of the intersection of E.McKellips Road and N.Recker

Property owner
Input re : Proposed
Frys Fuel Cent-
Northeast of the
intersection of
E.McKellips Road
and N.Recker



[VIEW SLIDE SHOW](#) [DOWNLOAD ALL](#)

This album has 5 photos and will be available on SkyDrive until 8/2/2014.



:
Good Morning Mr. Alam

Further to our telephone conversation regarding the Proposed Fry's Fuel Cent- Northeast of the intersection of E.McKellips Road and N.Recker.

First , as the home owner that is direct behind this development, I do appreciate this opportunity to at least provide input for the record of my concerns that this development may have an adverse effect on my enjoyment of my property or its value.

My input regarding the design deal mostly with what I will be able to view from my property and what is visible of my property from the development. My requests or desires would be.

- that the canopy height be lower ... to be less visible from the rear yards of the property's behind.... if possible
- that the rear of the canopy have no luminance characteristics ... will not cast or reflect light towards the rear of the development
- that no lighting from the development be directed towards the back of the development.
- that the catch basin area of the property be landscaped and kept free of overgrowth and weeds
- that the rear of the property be bordered with palm trees (as is the side of the Camelot Square property in this area) and other trees that will grow to a height sufficient (higher than the wall) to provide blockage of the view of the canopy that is proposed from the property's behind.
- that any garbage storage receptacle be blocked from view from the property's to the rear

In addition - regarding noise pollution and security

- that the catch basin area at the rear of the property be bordered with a block wall fence that is of a height that will deter any one considering this route as a means of foot travel.... I believe 6 ft is proposed .. 8 ft would provide a better deterrence as well as a better sound barrier.
- that the paved portion of the development that is for use by vehicular traffic be equipped with speed bumps to deter aggressive drivers.

I have attached two photos that show the location of my property relative to this proposed development and three photos that I have that provide some perspective and idea of what is presently visible from the rear yard of my property. You will see the relative view and location of my property as it pertains to existing palm trees in the catch basin area of the proposed development as well as the buildings on Recker Road and the red roof of the existing building on the property to the north of the catch basin.

Thank You for bringing my input forward at this level and any subsequent level of this development process. I look forward to any feedback and consideration that may result.

Last ... congratulations to Fry's on their new Fuel Center.

Gary Zielke
200 Stafford Blvd North
Lethbridge Alberta Canada
T1H 6K7
403-396-6781

Mesa address
6201 East McKellips Rd #25
85215
480-231-8444 (seasonal)



Meeting Minutes

Re: Fry's 23 HOA meeting

Date: **May 19, 2014**

Time: **10:00 am**

Place: On Site

The following is a summary of items brought up by residents as concerns associated with the proposed fuel center use and SEG response to the subject:

1. Traffic ingress / egress:

Response: Two entrances are planned for the site. The City may have plans for future modifications to Recker Road. If they move forward with the planned modifications, the northerly entrance to the site may become right-in / right-out only. The southerly entrance is aligned with the drive across the street.

2. Traffic volume increase

Response: Fry's fuel centers are provided to reward their grocery customers. The majority of patrons to the fuel center are already on the road as shoppers or as pass-by travelers. Most will be coming from and exiting toward McKellips Road, away from the residential area. The fuel center does not include a convenience store and is not a "destination" site.

3. Height of canopy

Response: The proposed canopy height is 19'-6". The allowable building height is 30' which could easily be implemented for other uses that are permitted on this lot (without a CUP or SUP) such as hotels/motels, bars/clubs/lounges, or restaurants with drive-thru, etc.

In addition, this project is proposing building setbacks in excess of 50 feet adjacent to the residential area. This will significantly reduce the visual impact compared to what the allowable setbacks of 20/25 feet would create.

4. Noise

Response: Excessive noise is not anticipated with this use. Extensive landscaping, including 36" box trees, as-well-as the masonry screen wall, and a building setback greater than 50 feet from the property line will mitigate noise.

5. Odor

Response: Excessive odor is not anticipated with this use. Extensive landscaping, including 36" box trees, as-well-as the masonry screen wall, and a building setback greater than 50 feet

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Scottsdale, AZ 85260

from the property line will mitigate odor. Stage I vapor recover techniques are used during fuel delivery.

6. Light

Response: The design fully complies with ordinance requirements. Lighting will be shielded to prevent bleed-off onto the neighboring property or right-of-way. Lights under the canopy are recessed, ensuring no migration onto adjacent property.

7. Existing street Pavement is deteriorating / vibration into residents

Response: Recker Road is an arterial street and presumably built with a design based on appropriate anticipated traffic loads. Current deterioration and resident reported vibrations affecting the adjacent houses is an existing condition and the minor traffic increase, relative to existing traffic, will not create a detrimental impact on the road system.

8. A resident asked if a fire hydrant could be added

Response: A new fire hydrant is proposed for this site.

9. Can access to the neighboring commercial property to the south be accomplished?

Response: Required storm water retention is designed in the location of a potential drive connection. The volume of the retention area cannot be reduced to accommodate a drive. The City would have to require the adjacent property to agree to a cross-access agreement, which is not possible at this time.

10. Why this lot when there are corner / hard lots available.

Response: A corner lot or placement within the existing grocery store parcel are preferred choices. Placement within the existing grocery store parcel is not possible due to zoning/parking ordinance requirements. Other parcels were looked at, however some were beyond the corporate logistical requirement for the fuel center to be within one mile of the store; others were cost prohibitive to making the business model a success.

Please don't hesitate to contact me if you have any questions.

Sincerely,



Ali Fakih, PE, LEED AP
Principal

Enclosures: Meeting Sign-in Sheet

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Scottsdale, AZ 85260



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APPENDIX "C"

Public Outreach Neighborhood Notification / Meeting

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260

Sustainability Engineering Group

info@azSEG.com 480.588.7226 www.azSEG.com

Appendix D



May 23, 2014

Re: 2041 North Recker Road
Neighbors Open House: June 4, 2014

Dear Property Owner/Neighbor:

We represent Fry's Food and Drug Stores, the future developer of a Fry's Fuel Center which will be located North of McKellips Road at 20141 N. Recker Road just north of the existing Camelot Square as highlighted on the attached map (the "Property"). Fry's Food Stores is proposing to improve the existing site by developing the existing dirt lot with a fuel center that will provide a convenient and modern design and configuration to better serve the surrounding neighborhood.

The purpose of this letter is to inform you that Sustainability Engineering Group has filed a request for approval of a Special Use Permit to allow the fuel center in an existing LC zoned lot. The current zoning does allow the fuel center use by special permit.

In order to present the project to you and provide an opportunity to answer any questions you may have, we have scheduled an open house for:

Date and Time: Thursday June 5, 2014 at 7:00 PM

Location: Camelot Country Club Estates
HOA Clubhouse
2165 N. Recker Road
Mesa, AZ 85209

If this date and time are not convenient, we would be glad to meet or speak with you individually. If you should have any questions or comments at any time during the approval process, please feel free to contact me at 480-588-7226. Additionally, any questions and/or comments can be directed to the City's Project Coordinator, Mr. Wahid Alam. He can be reached at 480-644-4933 or by e-mail at Wahid.alam@mesaaz.gov.

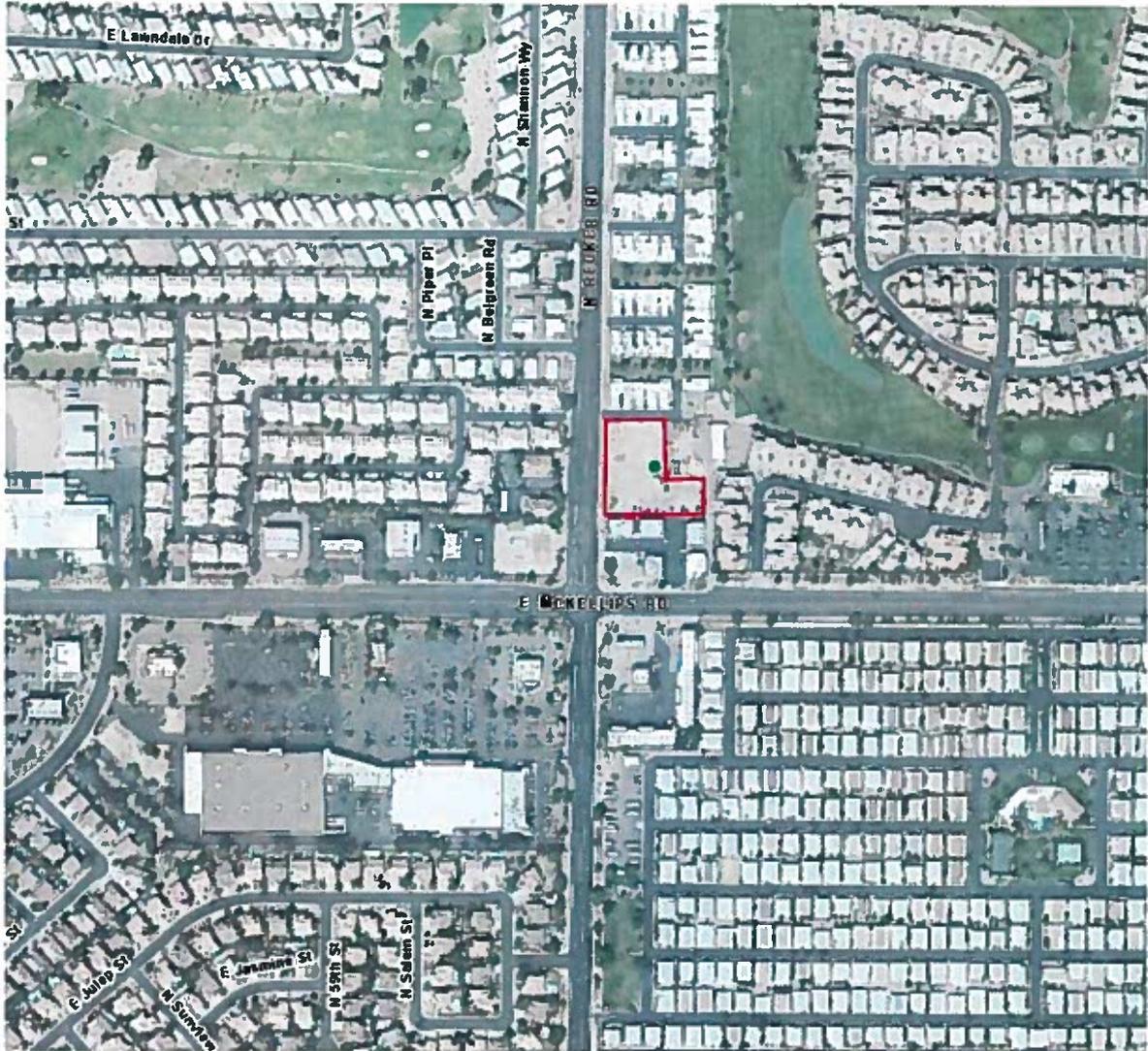
In addition, this application is scheduled for consideration by the Planning and Zoning Board at their meeting to be held on **June 18, 2014** in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. (Ref. Case # DR14-009). You are invited to attend this meeting as well and provide any input you may have regarding this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ali Fakih", enclosed in a light blue oval.

Ali Fakih, PE, LEED AP
ali@azseg.com
480.516.5514

Enclosed you will find a site location map and a proposed site plan for your review.



SITE LOCATION

8280 E. Gelding Dr., Suite 101
Scottsdale, AZ 85260



Meeting Minutes

Re: Fry's 23 Neighborhood Meeting

Date: June 5, 2014

Time: 7:00 pm

Place: Camelot Country Club Estates HOA Clubhouse

The following is a summary of the above referenced public outreach meeting, including items brought up by residents concerned with the proposed fuel center use and SEG response to the subject:

Ali Fakhri, project manager from Sustainability Engineering Group, representing the Fry's proposed fuel center project gave introductions of the SEG team and attempted to provide an overview of the project. The residents had the following concerns:

1. Has a traffic study been conducted? – Resident stated there is an accident every week on Recker Rd.
Response: No traffic study has been conducted as it was not requested
2. The lot was previously a residential lot, when did it become a commercial lot?
Response: SEG did not have that information.
3. Other commercial developments that can come in would not be an issue; fuel is dangerous, it adds pollution and the intersection is dangerous
Response: Fry's fuel Centers use the best available technology for environmental protection from possible leakage using a double wall tank with brine/leak detection monitoring. Concerning vapor, Stage I vapor recovery is used during delivery operations to mitigate vapor loss.
4. Fry's wants the Fuel center to be a successful business, would it not bring in more traffic?
Response: The development will not create a hardship impact on existing conditions
5. Apache Wells Resident- Who requests the traffic study?"
Response: City usually requests the study if the use will be different than the existing. In this case the development did not need re-zoning and no traffic study was requested. However, we can request traffic study before the hearing to make the residents more comfortable.
6. Study should be done when all the snow birds are in town. Can the study be done in November or December?

8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260

Response: The traffic engineer would conduct the study to meet the City requirements. Peak demands can be factored in from standard traffic design methods.

7. Resident stated, no matter how many studies are done "We don't wanted it there"
8. What surrounding area, how many miles are required to advise residents that these meetings are happening?

Response: The requirement is 500 ft. for the public hearing, 1000 ft. for public outreach such as this neighborhood meeting.

9. Where are the driveways, are both of them on Recker Rd.?

Response: Yes, this lot only has access to Recker Road.

10. Will the driveway in the northern part be eliminated?

Response: City of Mesa transportation department approved the northern driveway for circulation. It creates less congestion to have two driveways.

11. Will one driveway be entry only?

Response: Initially the driveways will both have full access. However, the City of Mesa has plans for Recker Rd. and eventually the northern driveway may become restricted for right-in / right-out.

12. Why not use Fletchers, which is empty and is on Fry's property?

Response: Cannot comment much on the real estate matters. The real estate department surely looked into the best options available as Fry's would rather have the FC on their grocery store property. However, I will ask if this location was considered

13. There is a Mobile station on the corner, why did Fry's not build there?

Response: It was considered, but it was too expensive to build.

14. Resident stated, don't know of any other gas station that has two entry ways on the same side.

Response: Due to the development to the south there is no other location to place the driveways. Would combining the driveways address your concern? – Residents replied "No"

15. How many Fry's FC have you been involved with and how many have passed the 10 year mark for an environmental study for inspection? How many stores have been closed?

Response: About 20 projects and am not aware of any Fry's Fuel Stations being closed. Fry's is not in business to close developments and distress property.

16. What is the process for zoning? If the project is not approved by the City will it be dropped?

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Response: This is the beginning of the entitlement process, the public hearing is June 18. No, we have the chance to appeal

17. As a typical FC, how does it impact the traffic count, what is the increase?

Response: Based on previous traffic engineering reports for Fry’s fuel centers, 50% of traffic is typically considered as drive-by traffic (i.e. traffic already on the road) as it is not a destination.

18. Can the traffic light be extended longer to avoid accidents?

Response: The residents would have to approach the city with complaints. This issue can be brought to the City’s attention at the hearing.

19. What are the hours of operation?

Response: The kiosk is attended the same hours the grocery store is open. However the pumps would be open 24 hours.

20. Will the wall remain 6 ft., or will it be 8 ft.?

Response: We can add the 2 ft. to the wall and landscaping. However, we would rather keep the wall as is and add landscaping.

21. Where in the process do we get involved?

Response: Right now, here at the neighborhood meeting and at the hearing on the 18th.

22. What does the Canopy look like?

Response: Color elevations were presented. The canopy was updated from the standard prototype to address citizen concerns and upgrade the look. The updated canopy will match the surroundings. It includes stone 8’ up the columns and the canopy has bump-out for interest.

23. Will the sewer line run north?

Response: No, it will run south to McKellips.

24. Will there be a grand opening, and will it be advertised?

Response: SEG does not have that information.

25. How many pumps?

Response: There will be 9 (two sided) dispensers

26. Will the fire plug remain?

Response: Yes, a fire hydrant has been added as part of the design.

“LEED®ing and Developing Smart Projects”

The meeting was brought to a close, thanking everyone for their input.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ali Fakih', enclosed in a light blue rectangular box.

Ali Fakih, PE, LEED AP
Principal

8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260

Wahid Alam

From: Gary Zielke <gzielke@telus.net>
Sent: Sunday, May 04, 2014 12:02 PM
To: Wahid Alam
Subject: Property owner Input re : Proposed Frys Fuel Cent- Northeast of the intersection of E.McKellips Road and N.Recker

Property owner Input re : Proposed Frys Fuel Cent- Northeast of the intersection of E.McKellips Road and N.Recker



[VIEW SLIDE SHOW](#) [DOWNLOAD ALL](#)

This album has 5 photos and will be available on SkyDrive until 8/2/2014.



:
Good Morning Mr. Alam

Further to our telephone conversation regarding the Proposed Frys Fuel Cent- Northeast of the intersection of E.McKellips Road and N.Recker.

First , as the home owner that is direct behind this development, I do appreciate this opportunity to at least provide input for the record of my concerns that this development may have an adverse effect on my enjoyment of my property or its value.

My input regarding the design deal mostly with what I will be able to view from my property and what is visible of my property from the development. My requests or desires would be.

- that the canopy height be lower ... to be less visible from the rear yards of the property's behind.... if possible!
- that the rear of the canopy have no luminance characteristics ... will not cast or reflect light towards the rear of the development
- that no lighting from the development be directed towards the back of the development.
- that the catch basin area of the property be landscaped and kept free of overgrowth and weeds

- that the rear of the property be bordered with palm trees (as is the side of the Camelot Square property in this area) and other trees that will grow to a height sufficient (higher than the wall) to provide blockage of the view of the canopy that is proposed from the property's behind.
- that any garbage storage receptacle be blocked from view from the property's to the rear

In addition - regarding noise pollution and security

- that the catch basin area at the rear of the property be bordered with a block wall fence that is of a height that will deter any one considering this route as a means of foot travel.... I believe 6 ft is proposed .. 8 ft would will provide a better deterrence as well as a better sound barrier.
- that the paved portion of the development that is for use by vehicular traffic be equipped with speed bumps to deter aggressive drivers.

I have attached two photos that shows the location of my property relative to this proposed development and three photos that I have that provides some perspective and idea of what is presently visible from the rear yard of my property. You will see the relative view and location of my property as it pertains to existing palm trees in the catch basin area of the proposed development as well as the buildings on Recker Road and the red roof of the existing building on the property to the north of the catch basin.

Thank You for bringing my input forward at this level and any subsequent level of this development process. I look forward to any feedback and consideration that may result.
Last ... congratulations to Fry's on their new Fuel Center.

Gary Zielke
200 Stafford Blvd North
Lethbridge Alberta Canada
T1H 6K7
403-396-6781

Mesa address
6201 East McKellips Rd #25
85215
480-231-8444 (seasonal)

Wahid Alam

From: Jimticker@aol.com
Sent: Thursday, May 29, 2014 8:56 PM
To: Wahid Alam
Subject: Proposed Fry's Fuel Center

Mr. Wahid Alam

I am a winter resident in Apache Wells II located near the corner of Recker and Mckellips Road. I am writing about my concerns about putting a Fry's Fueling Center at 20141 N. Recker Road. Since the completion of the 202 Freeway with exiting onto Recker Road this has increased the traffic on Recker considerable. This has made exiting from our community directly onto Recker more difficult, especially turning left onto Recker. We have had one major accident at this Recker exit from our community and numerous accidents at the intersection of Mckellips and Recker.

I believe the proposed Fry's Fuel Center at this location across the street from our exit onto Recker would greatly add to the traffic congestion. I am a Fry's customer and use the Fry's Fuel Centers on Main and Greenfield and also the one on Mckellips and Stapley, but believe this would not be a good location for the reasons I have stated.

I am currently in Seattle, Wa, but would encourage someone from Apache Wells II Association Board and / or our Management Company to attend one of the two hearings scheduled on June 5, 2014 at 7:00 PM or the Planning and Zoning Board meeting scheduled for June 18, 2014.

Thanks for your consideration in this matter,

Jim Dugdale

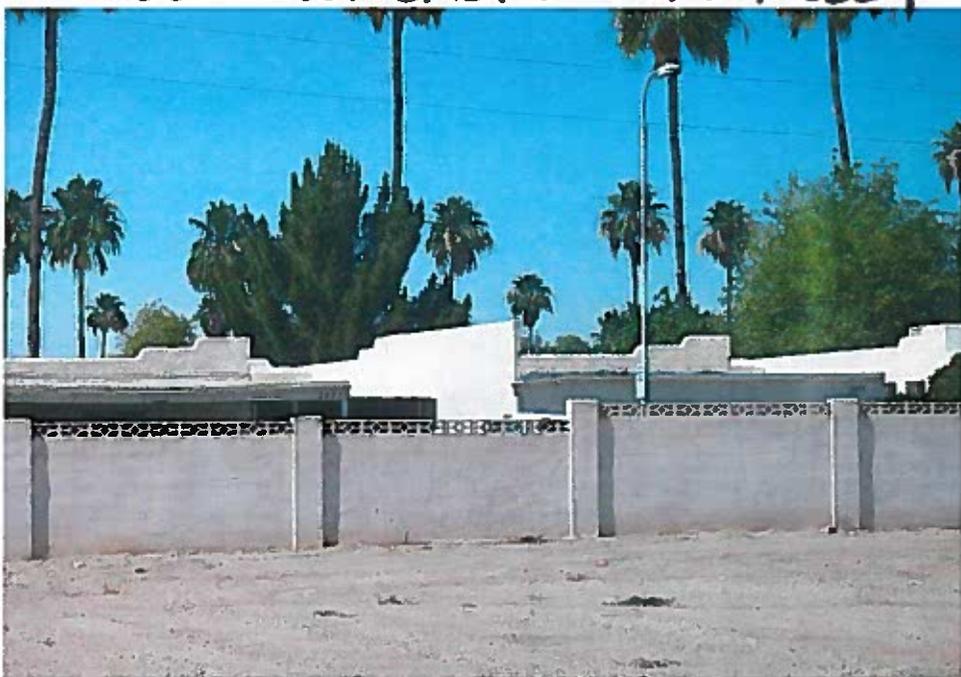
214-025



LOOKING EAST ACROSS ALLEY



LOOKING EAST ACROSS ~~THE~~ WALL



LOOKING NORTH



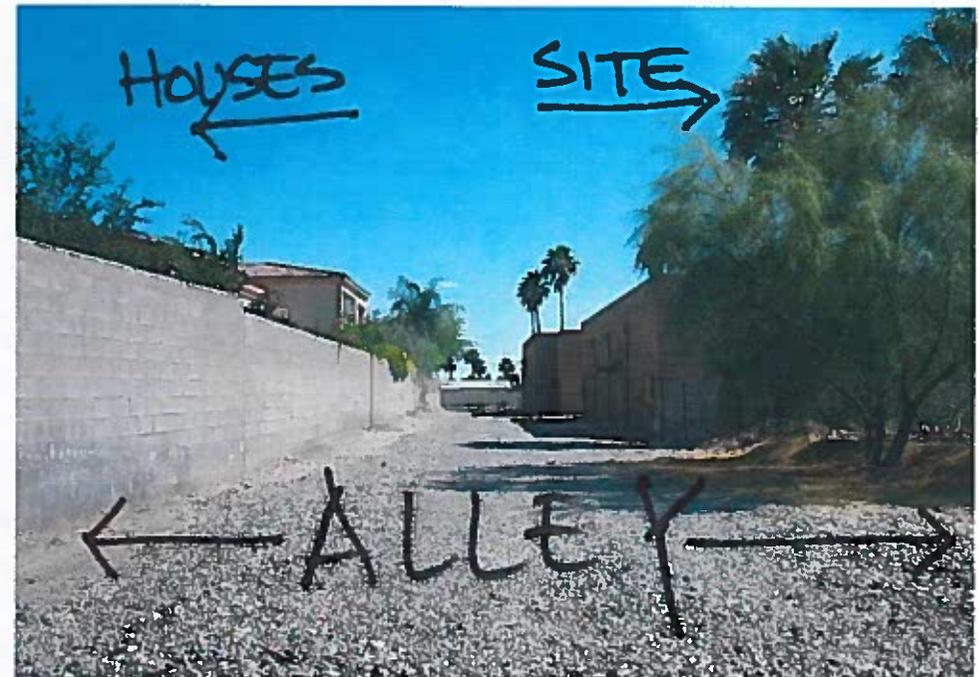
SITE

LOOKING SOUTH

214-025



LOOKING NORTH FROM ALLEY



LOOKING SOUTH

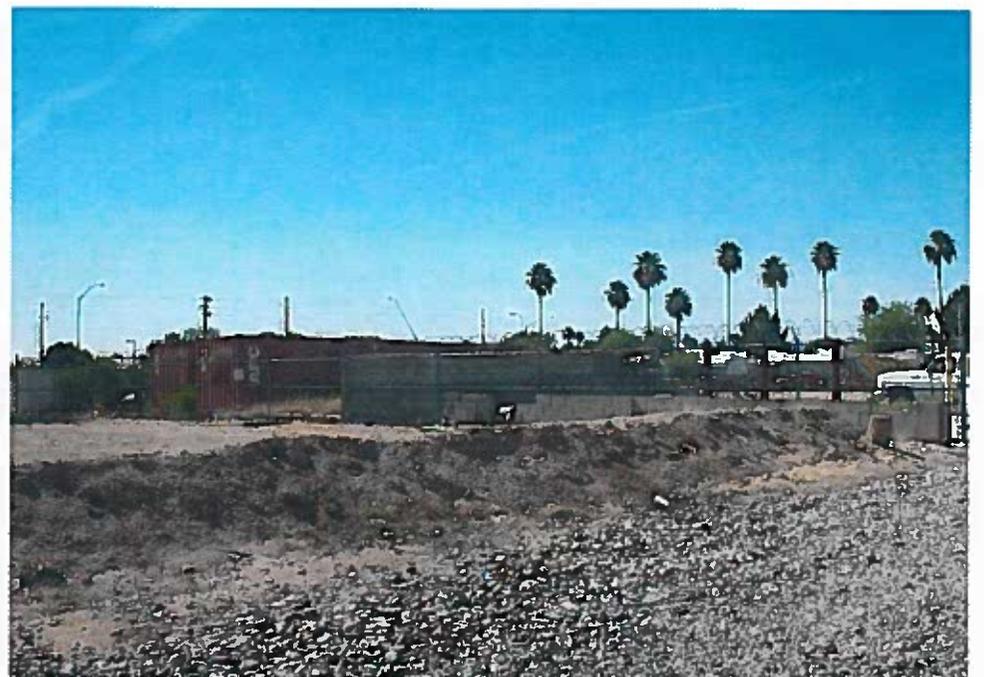
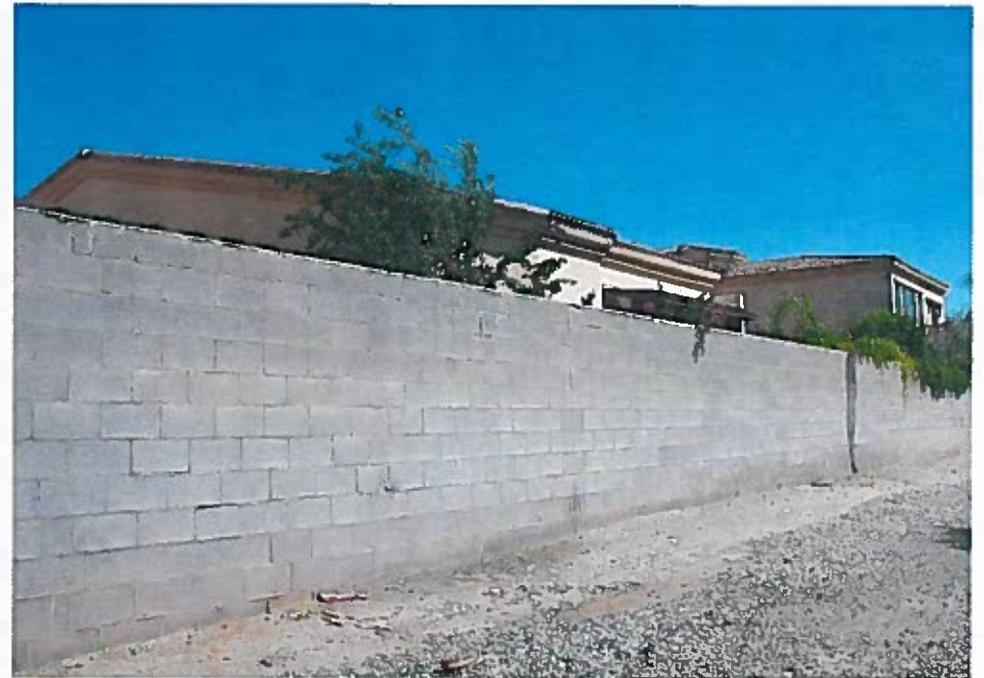


NEIGHBORS TO THE NORTH



NEIGHBORS TO THE EAST.

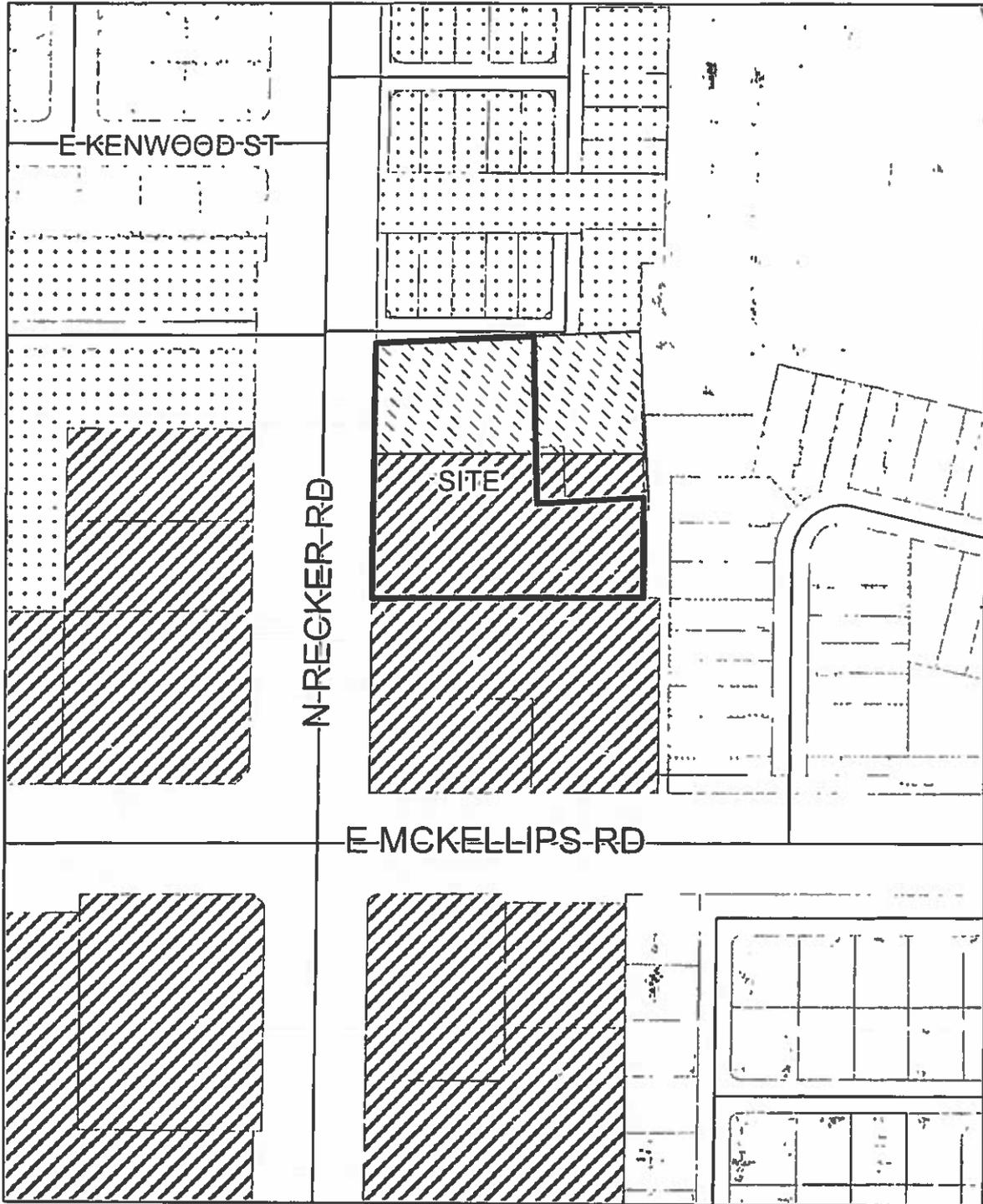
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**PLANNING AND ZONING
VICINITY MAP
Z08-74**



PLANNING AND ZONING VICINITY MAP



Z08-074

Z08-074

Z08-074

Z08-074

Z08-074

CITIZEN PARTICIPATION REPORT FOR RED MOUNTAIN TIRE

5 December 2008

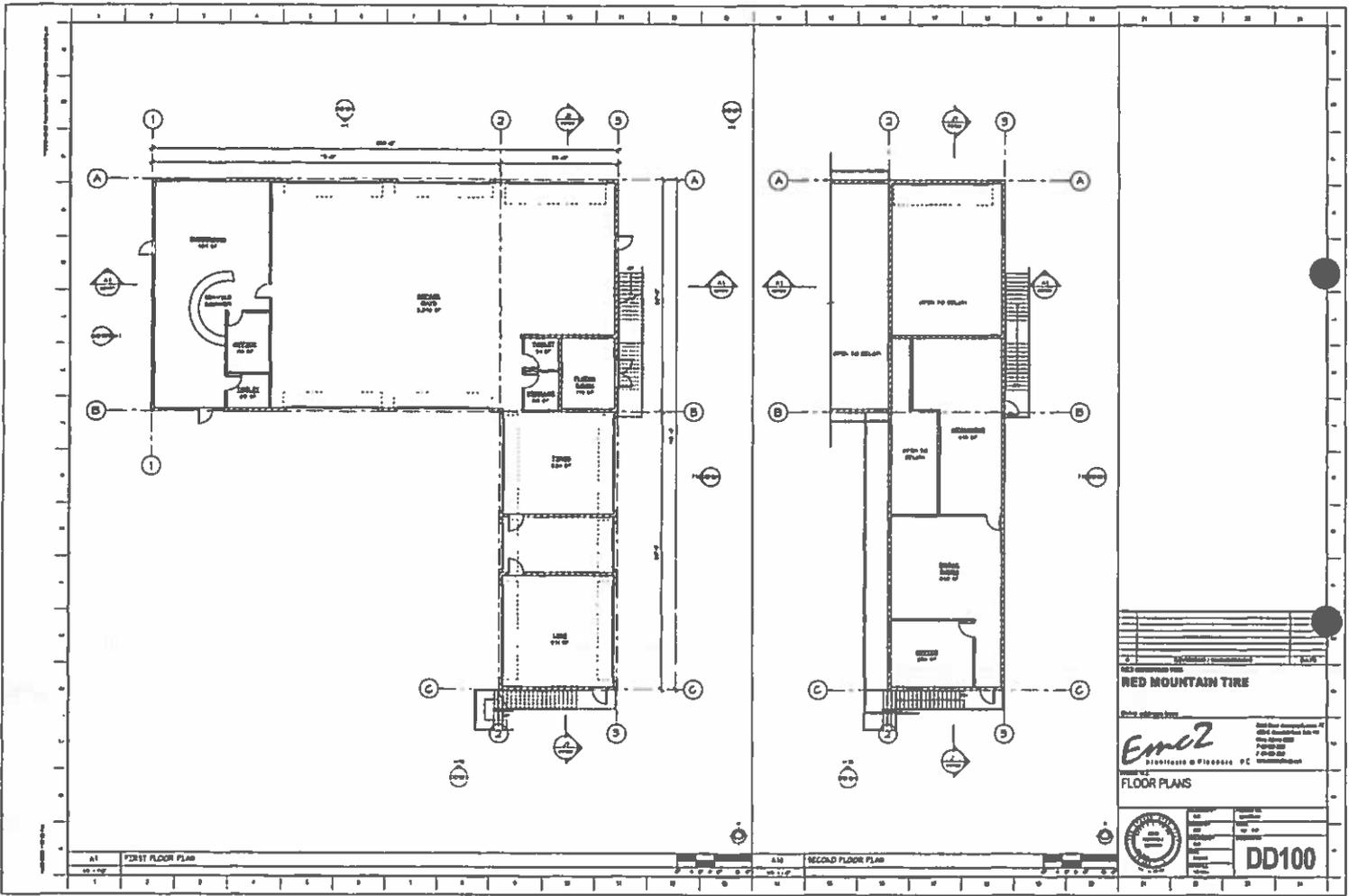
Project: This proposed project is located at 2041 N Recker Rd , approximately 100 feet north of Mckellips on the east side of the road. The project consists of 2 parcels with different zoning, there is a 92 acre C-2 portion, and a 5 acre R1-9 portion. The intent of this re-zoning would be to change the R1-9 portion to C-2. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposal.

Contact:

Richard Clutter, Emc2 Group Architects
1635 N Greenfield Rd #144
Mesa, AZ 85209
P480-830-3838 F480-830-3838
Email: rclutter@emc2architects.com

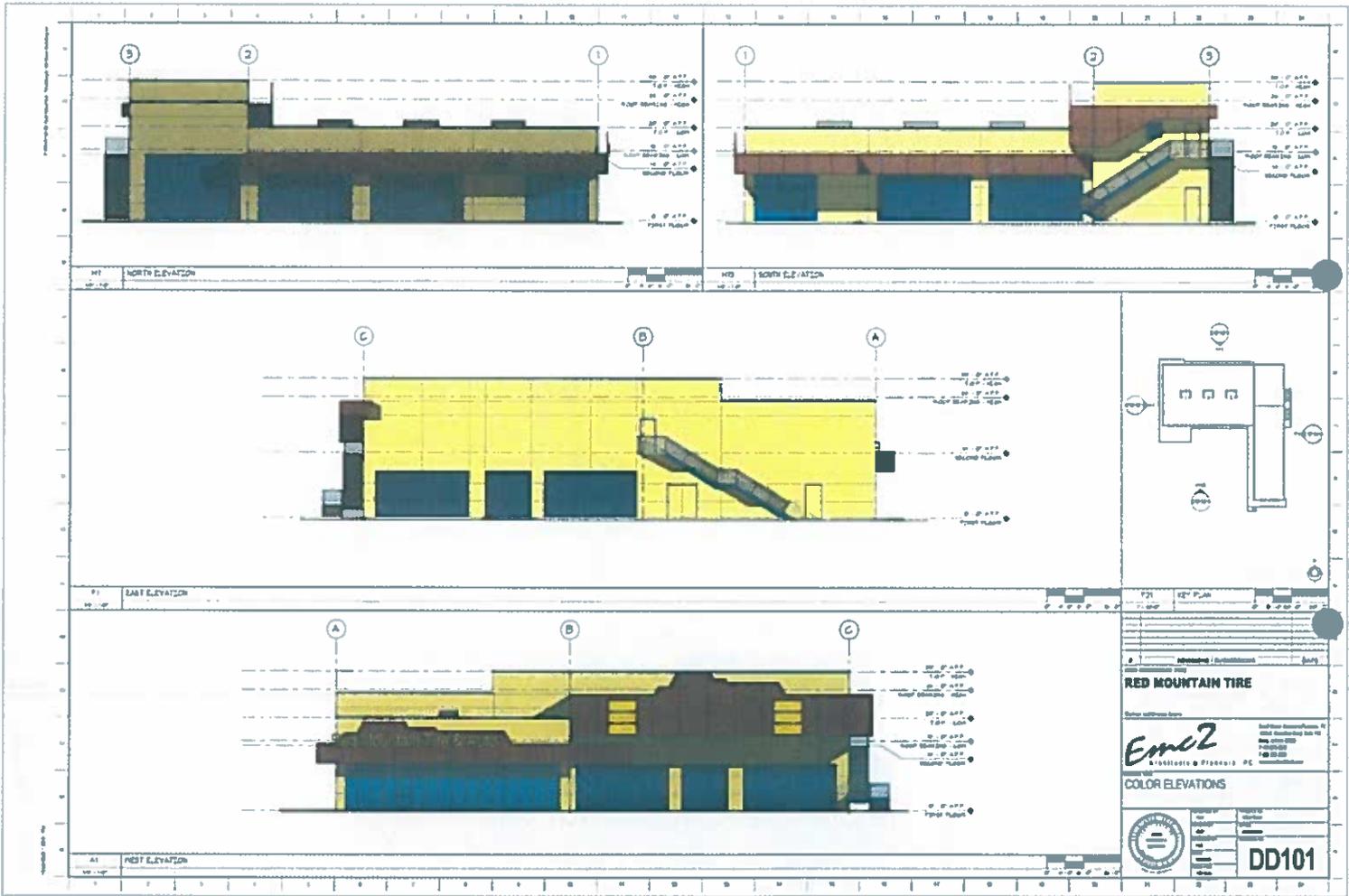
Actions::

- 1 A contact list was developed for citizens and agencies in this area including All registered neighborhood associations within one mile, Homeowners Associations within ½ mile, interested neighbors approx 1000 feet from site, Mesa Public School District in writing
- 2 The Owners of Red Mountain Tire canvassed the mobile homes in the Camelot Country Estates facing the property to personally introduce themselves and discuss the project. They found the majority of neighbors facing the property were renters or not particularly interested in the project.
- 3 The Camelot Country Estates Homeowner Association Board was advised of the project. The President presented the project in their monthly Board Meeting without comment.
- 4 The Board has placed the project on their Annual Meeting Agenda for January 18th, where the entire association can comment.
- 5 The Development to the East is currently in foreclosure. Only 4 units are occupied and there is no functioning association at this time. Attempts have been made to contact the developer.
- 6 The golf course to the east has been contacted and is in favor of the project. They have requested that access to the golf course maintenance yard be maintained to allow fertilizer trucks. Even though there once was an easement across the property to service a well, this access was not used by the golf course. Red Mountain Tire has agreed to install a gate and permit access through the parking lot.



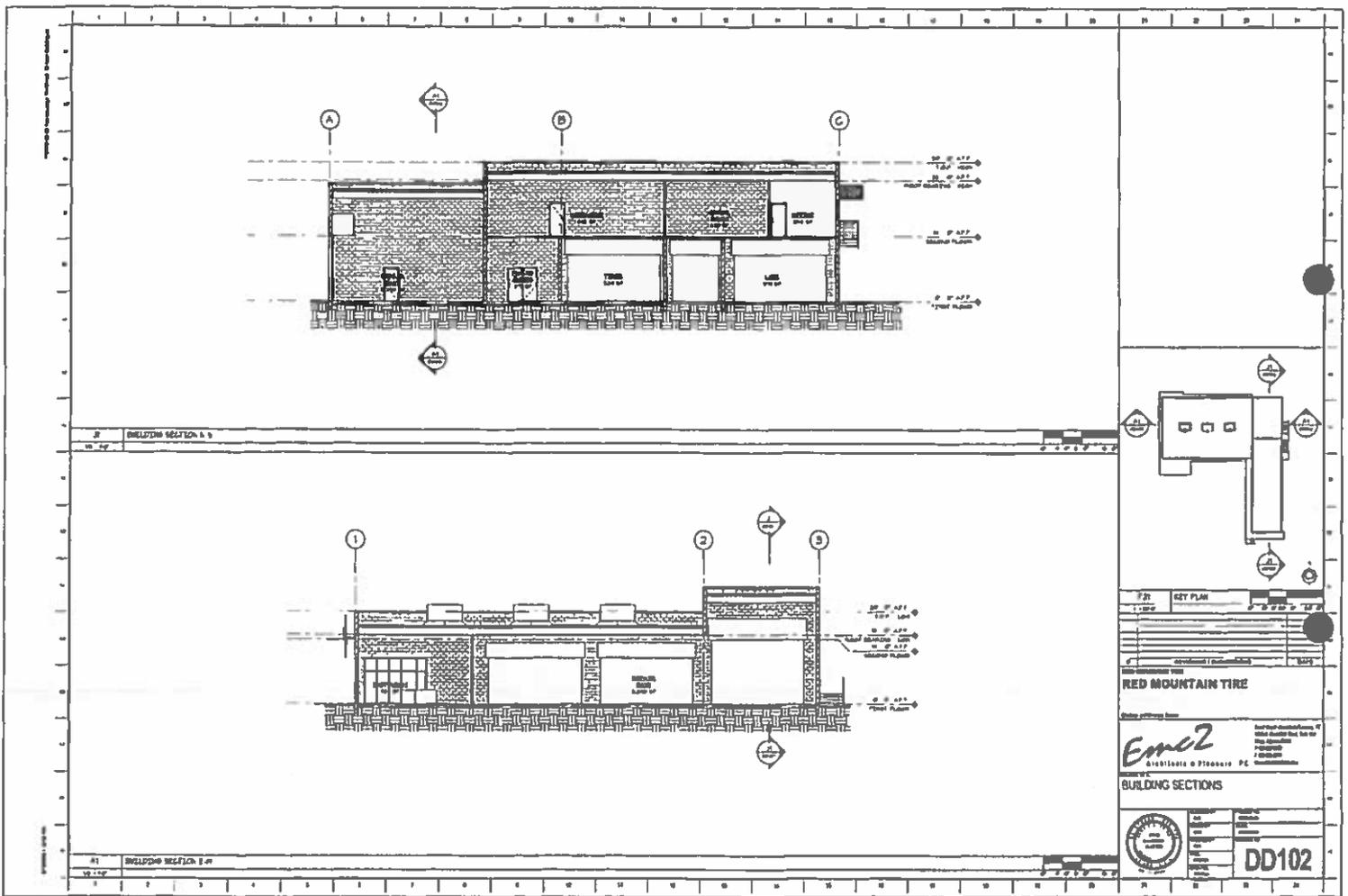
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Z08-74

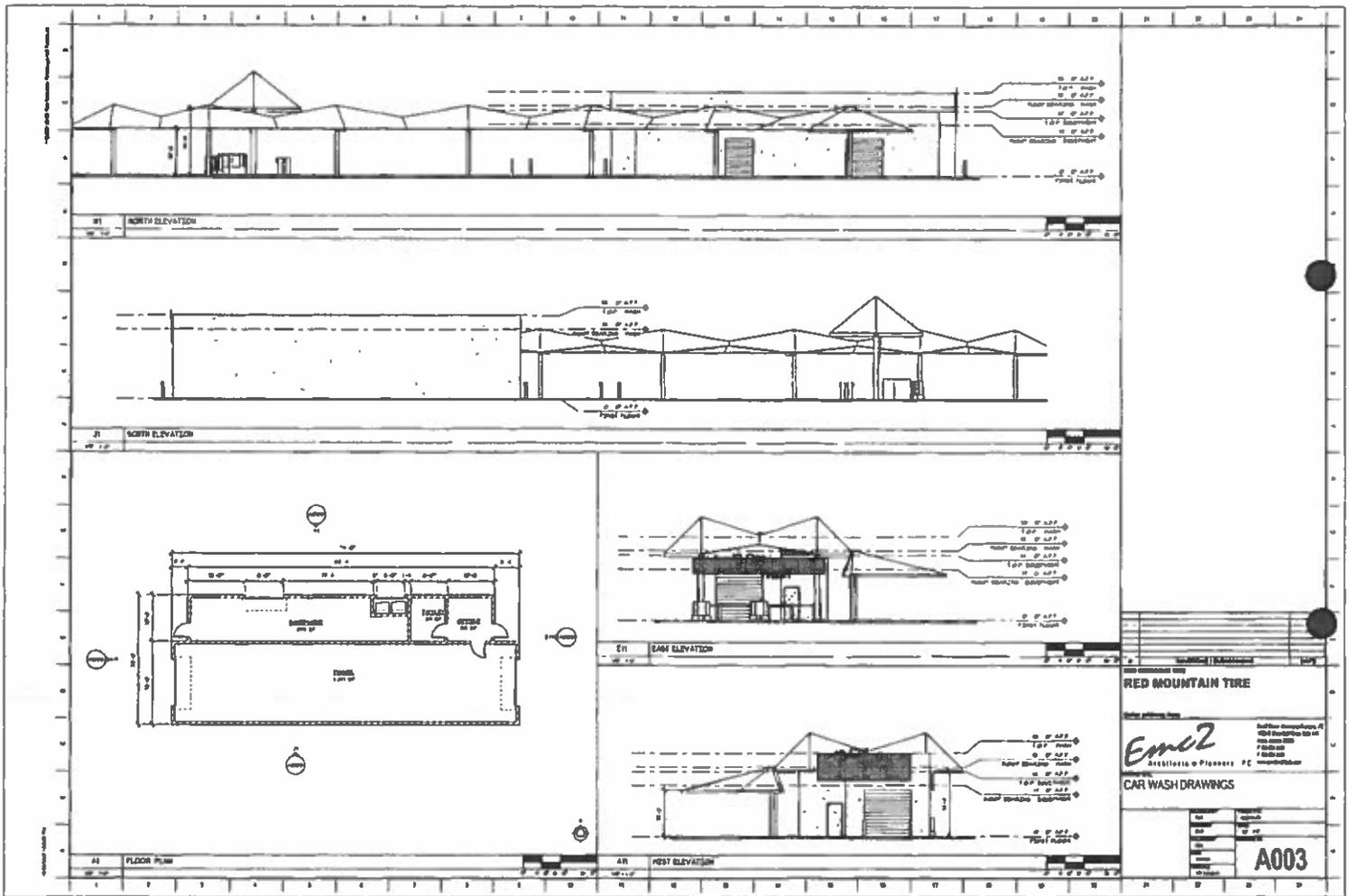


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Z08-74

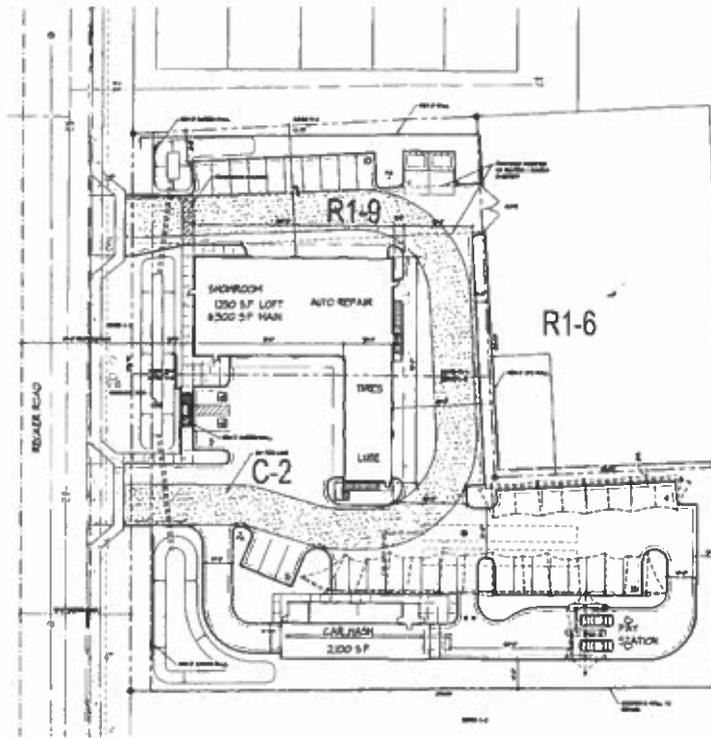


Z08-74



15

Z08-74



AN OVERALL SITE PLAN

VELOCITY MAP



SITE INFORMATION

APR - 1/2008	30-1-1-1-1
DESIGNED BY	1000 SF TOTAL, ALL BUILDING
AREA	
NET AREA	3,070 SF
GRASS ONLY	4,000 SF (SEE NOTES)
RTV AREA	4,000 SF (SEE NOTES)

ONE SPACE PER 100 SF OF ABOVE-PAVED AREA
1000 SF / 100 = 10 SPACES

PARKING PROVIDED	STANDARD SPACES	10
	VEHICLE SPACES	10
	TOTAL	20

LANDSCAPED AREA - 6,000 SF
LANDSCAPE UNIMPAVED - 1000 SF

RED MOUNTAIN TIRE AND AUTO
A BIRCHMOUNT GROUP COMPANY



SITE PLAN

PROJECT NO.	1000-0001
DATE	08/08/08
SCALE	AS SHOWN
DESIGNED BY	EMCO2
DATE	08/08/08
PROJECT NO.	1000-0001
DATE	08/08/08

SD01

