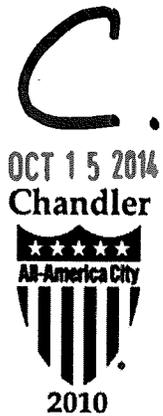




Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division - PZ Memo No. 14-088**

DATE: OCTOBER 15, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *DKT & KM*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: ZUP14-0024 CIRCLE K STORE

Request: Use Permit approval for a fuel station within a Community Commercial (C-2) zoned district

Location: North of the northeast corner of Dobson and Elliot roads

Applicant: David Cisiewski; Law Office of David Cisiewski, PLLC

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located north of the northeast corner of Dobson and Elliot roads. Adjacent to the south of the subject site is a recently constructed TruWest Bank and Dunkin Donuts. North and east of the site is vacant land zoned for C-2 uses, with the Woodglen Unit Five single-family residential subdivision north of the vacant property.

The request is for Use Permit approval for a fuel station within a C-2 zoned district. The convenience store portion of the development is allowed by right within the C-2 zoning district; however, fuel stations require Use Permit approval.

In 1980, Mobil Oil received Use Permit approval for a fuel station at the immediate intersection corner. In order for the corner to be redeveloped, the fuel station was demolished in late 2013 to allow for the construction of the TruWest Bank.

The site includes a roughly 4,700 sq. ft. convenience store and eight double-sided fuel pumps. The site, convenience store, and fuel canopy have been designed to integrate architecturally with the adjacent TruWest Bank and Dunkin Donuts through the use of similar building materials, color palette, landscape materials, and signage. The development of the commercial corner meets the requirements as outlined in the Zoning Code.

DISCUSSION

Planning Staff supports the request, finding that the fuel station meets the requirements outlined in the General Plan and the C-2 zoning district. Furthermore, with the integration of building materials, color palette, landscape materials, and signage, a cohesive development will bring new life to a mature area of the City.

Due to the fact that the site is hard-zoned a number of the typical conditions of approval do not apply, as the development will be required to meet all applicable codes.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, July 28, 2014; three neighbors attended the meeting and were supportive.

At the time of this writing, Planning Staff has not received any telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and C-2 zoning district, recommends approval of ZUP14-0016 CIRCLE K STORE, Use Permit approval for a fuel station within a C-2 zoned district, subject to the following conditions:

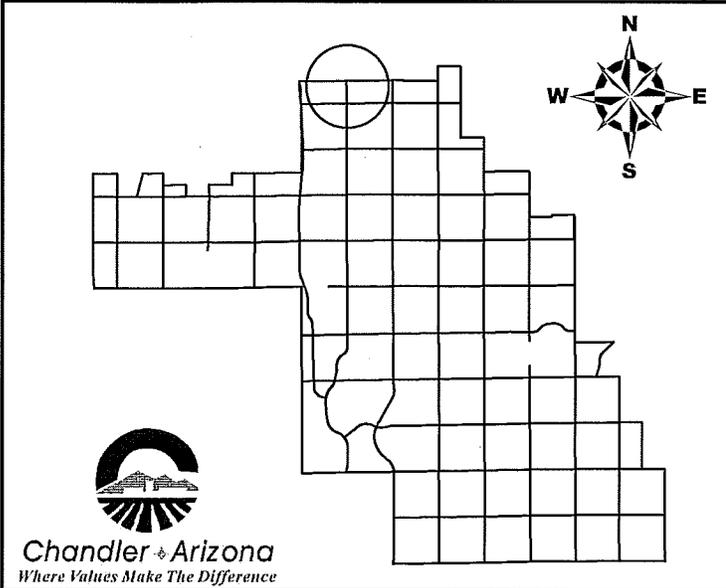
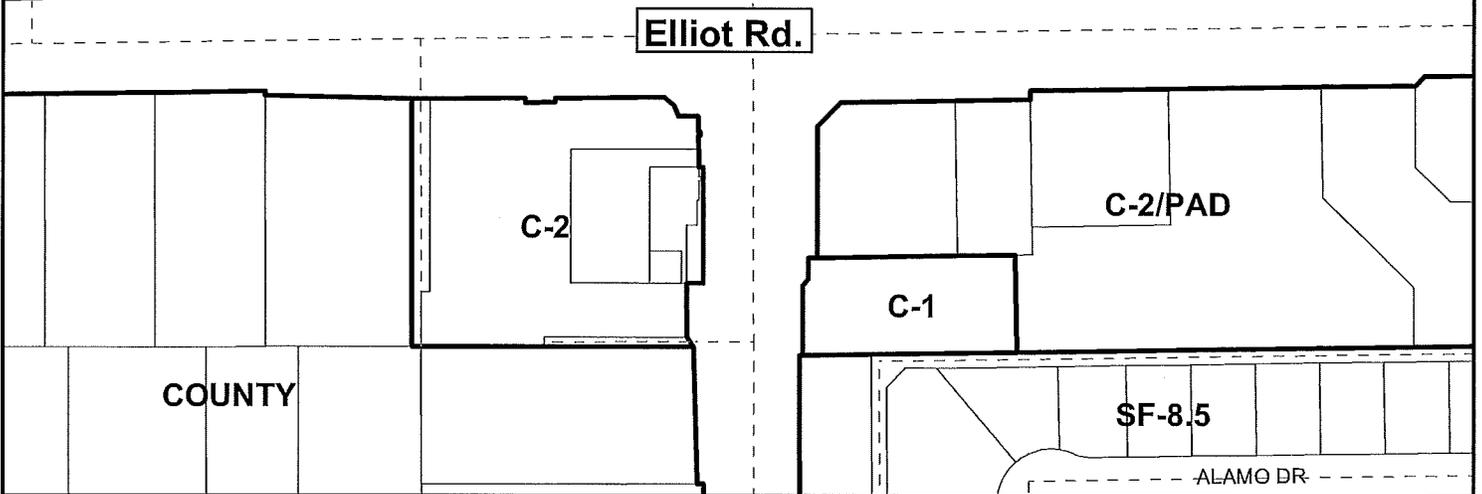
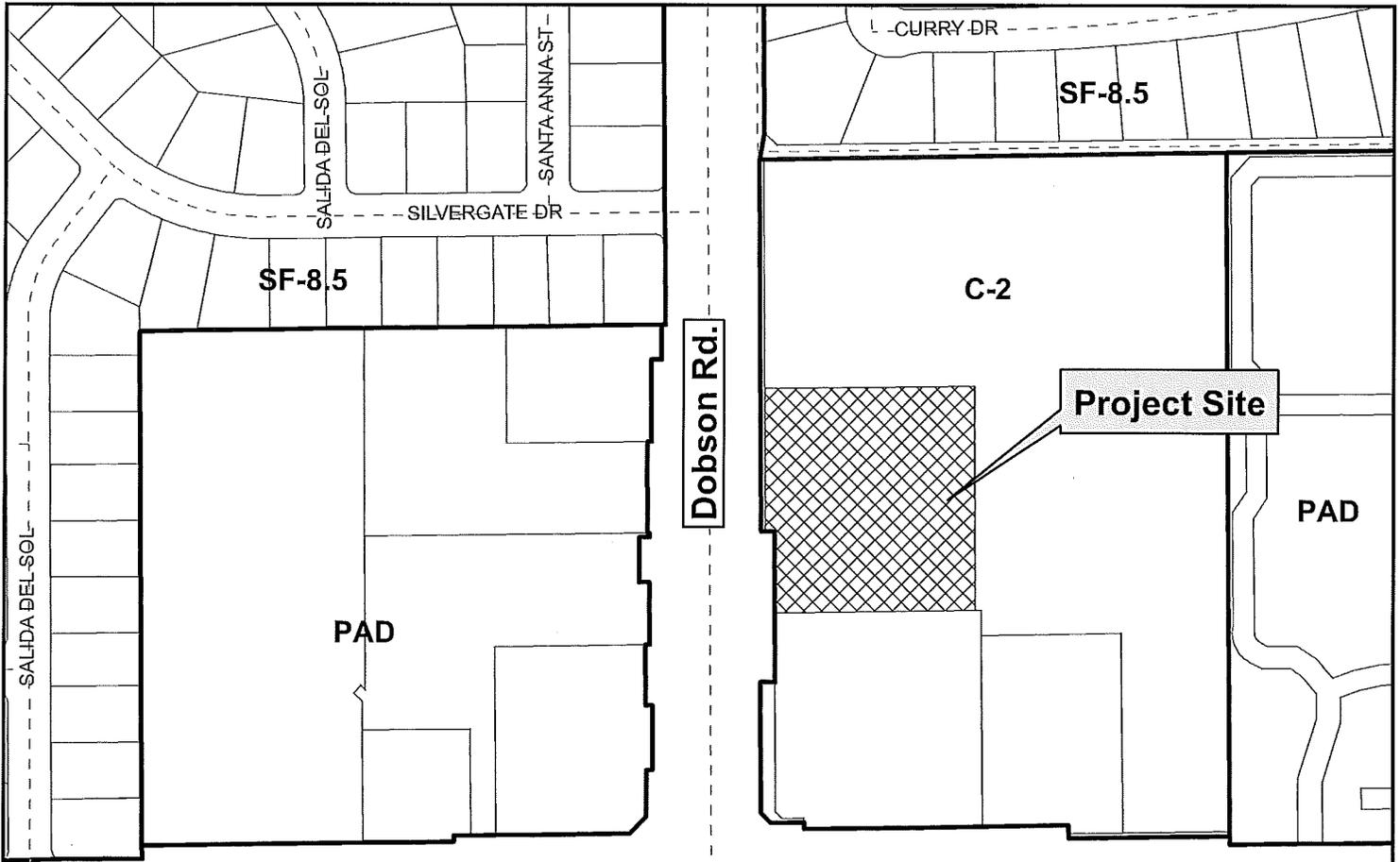
1. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler shall apply.
2. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of ZUP14-0016 CIRCLE K STORE, Use Permit approval for a fuel station within a C-2 zoned district, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Representative Site Plan
3. Floor Plan
4. Representative Elevations
5. Narrative



Vicinity Map

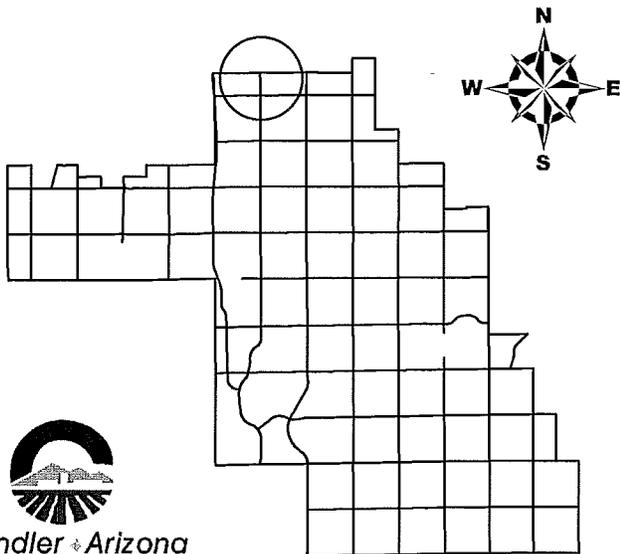
ZUP14-0024

Circle K Store

CITY OF CHANDLER 9/30/2014



Vicinity Map



ZUP14-0024

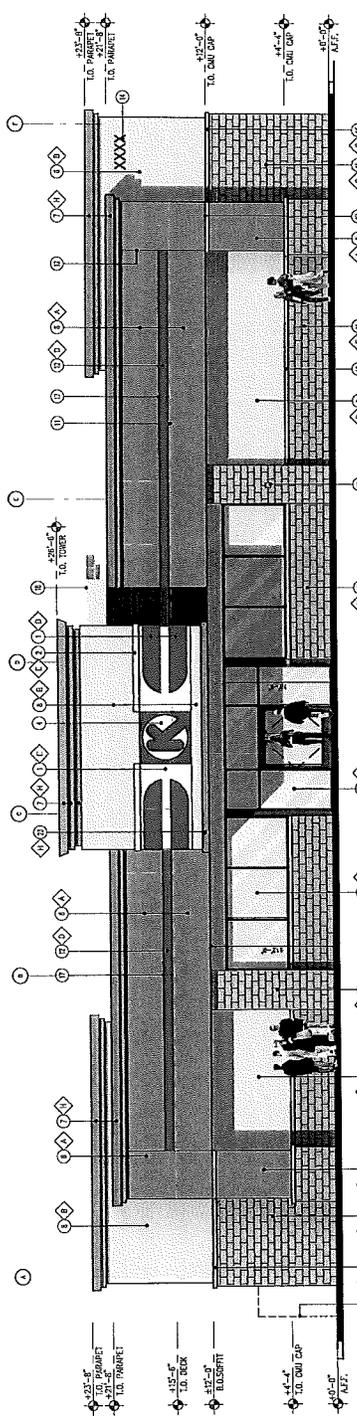
Circle K Store



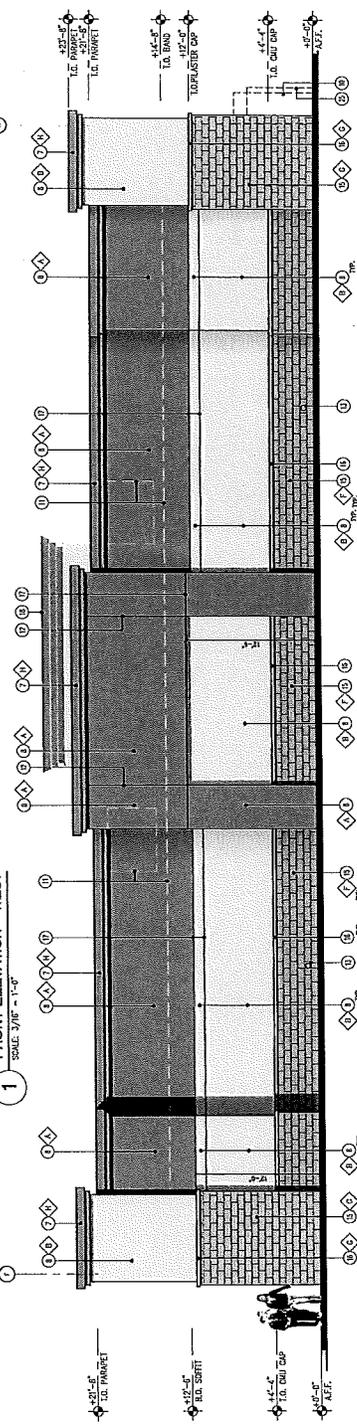
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- KEY NOTES**
1. FINISH AND PAINT - EXTERIOR UNLESS NOTED
 2. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK
 3. ALL EXTERIOR WALLS TO BE 8" THICK UNLESS NOTED
 4. EXTERIOR WALLS TO BE FINISHED WITH BRICK
 5. BRICK TO BE 2 1/2" x 3 1/2" x 8" PERMANENT BURNED BRICK
 6. BRICKWORK TO BE Laid IN ACCORDANCE WITH THE BRICKMASTERS ASSOCIATION OF AMERICA (BMA) BRICKLAYER'S HANDBOOK
 7. BRICKWORK TO BE Laid IN ACCORDANCE WITH THE BRICKMASTERS ASSOCIATION OF AMERICA (BMA) BRICKLAYER'S HANDBOOK
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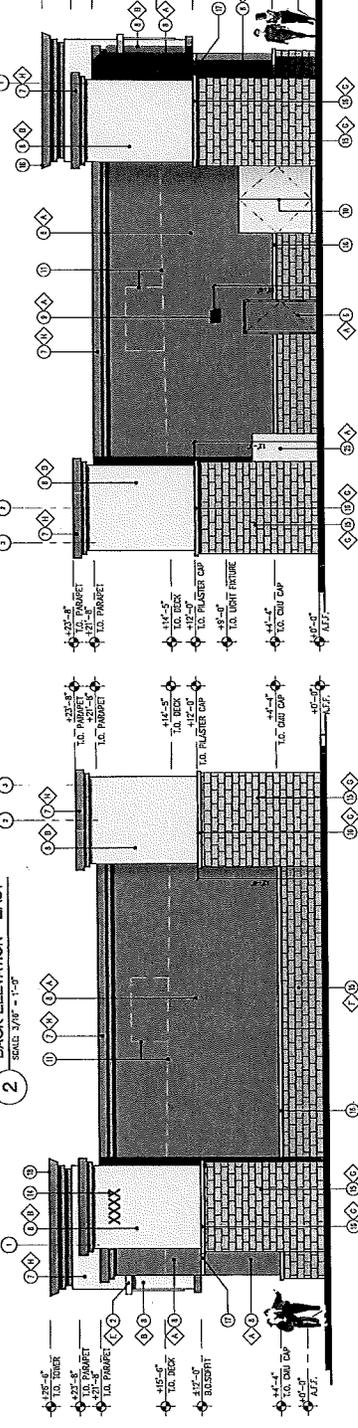
- FINISH SCHEDULE**
- 1. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 2. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 3. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 4. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 5. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 6. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 7. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
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 - 24. CONCRETE BLOCK - EXTERIOR UNLESS NOTED
 - 25. CONCRETE BLOCK - EXTERIOR UNLESS NOTED



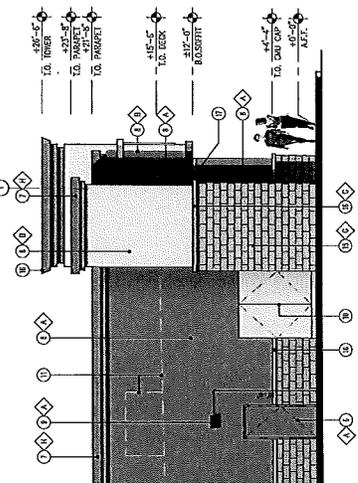
1 FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION - EAST
SCALE: 3/16" = 1'-0"



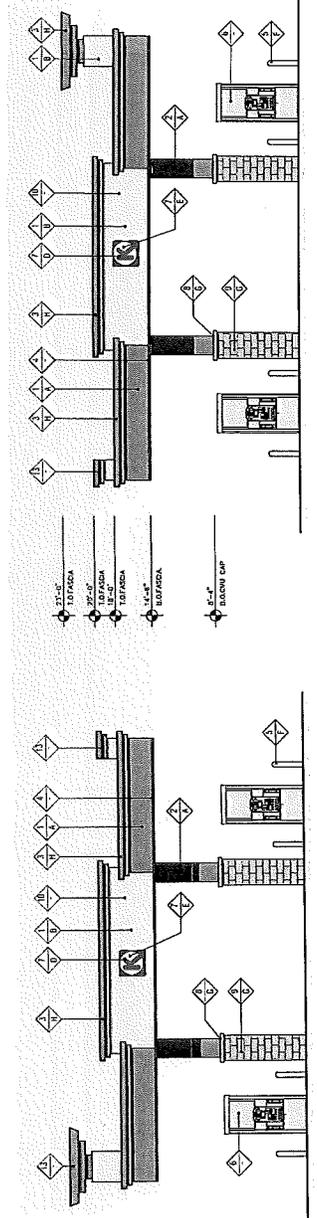
3 SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



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

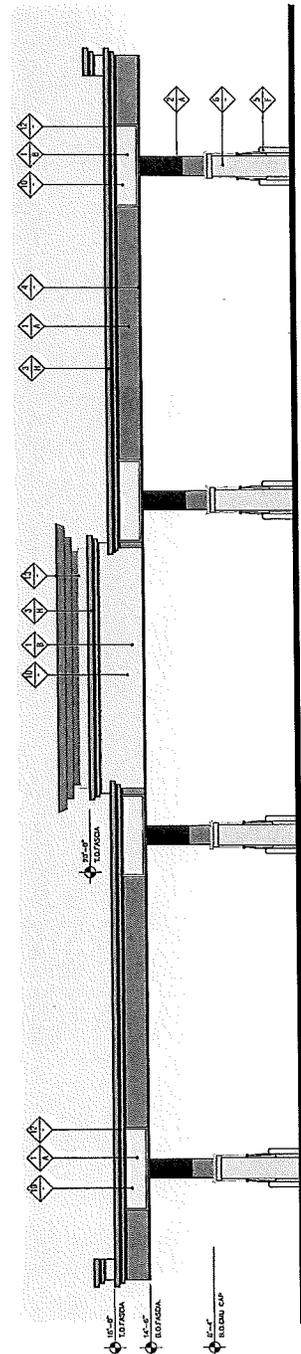
FINISH SCHEDULE	
1	FINISH MATERIAL
2	1/2" POLYURETHANE INSULATION
3	1/2" GYPSUM BOARD
4	CONCRETE WALLING WITH METAL CLIP FLASHING
5	1/2" GYPSUM BOARD
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100	1/2" GYPSUM BOARD

1. Colors shown in elevations are for illustrative purposes only. For final colors, refer to manufacturer's samples.
 2. Apply finish material to all areas indicated by the notes for finish material.



4 SOUTH SIDE ELEVATION

3 NORTH SIDE ELEVATION



2 EAST REAR ELEVATION

1 WEST FRONT ELEVATION (STREET VIEW)



USE PERMIT NARRATIVE

Proposed Circle K Store

North of the Northeast Corner of Dobson & Elliot Chandler, Arizona

Request: A Use Permit for a new retail convenience grocery store with automotive fuel sales and fuel dispensing equipment within the C-2 zoning district.

Narrative: Circle K Stores, Inc. has acquired an approximately 63,058 square foot parcel north of the northeast corner of Dobson Road and Elliot Road, Chandler, Arizona. The retail convenience store development will include an approximately 4,722 square foot convenience store building, a fuel canopy featuring 8 MPD's and associated parking for the facility. The Site Plan for the proposed retail convenience grocery store facility is attached to this application

The parcel containing the convenience store parcel is zoned C-2 and is concurrently being developed for a bank and other retail/office uses. The site plan for this Circle K Store has been developed in accordance with the requirements of the C-2 zoning district. The property to the south of the Circle K parcel is developed as a bank and the property to the north and east is vacant land zoned C-2.

The proposed Circle K Store building will be 4,722 square feet in area and provides customer access to in the interior of the building through a single entrance on the west side of the building, facing Dobson Road. The interior design of the building features an open and inviting floor plan, along with a centrally-located check stand for employees to observe customer activities within the building as well as on the parking lot.

The proposed development as a retail convenience grocery store with fuel dispensing equipment is designed to be in compliance with the requirements of C-2 zoning district including the following:

1. **Fuel Dispensing Equipment:** The fuel dispensing equipment is located more than 65 feet east of the right-of-way of Dobson and between 50 and 90 feet from the boundary lines of the property.
2. **Noise:** The convenience store has been designed facing Dobson Road so as to mitigate the adverse effects of noise from its customers by orientating the retail operations toward the arterial roadway. Further, communication from the store clerks to customers at the gasoline dispensers is done through the use of small speakers which are located within the face of the gasoline dispenser to provide limited noise dispersion across the parking lot.

3. Traffic Control: The site plan for the convenience store provides access to the facility from the major arterial road of Dobson Road. Additionally, pedestrian access from the public rights-of-way has been provided for in the design of the facility. Based upon the design of the facility there will be no vehicular or pedestrian interconnectivity to the residential property to the north.
4. Lighting: All lighting on the convenience store property is located and designed to avoid light spillage beyond the boundary lines of the project. All lighting provided under the gasoline canopy is fully recessed and directed downward at the customer service areas under the canopy. Area lighting is provided at an allowable level to ensure safe and secure paths of travel for the customers as well as the overall security at the facility.
5. Odor & Trash: While the proposed convenience store offers a wide variety of food products to its customers, odors are not emitted as there is limited preparation of food products at the facility. All large trash receptacles are located within a masonry trash enclosure on the south side of the convenience store building. This enclosure provides aesthetic value to the facility by fully screening the large trash receptacles from the public view.
6. Site Maintenance: The employees at the facility periodically walk the property during various times of the day to empty the smaller trash receptacles used by the customers and gather litter that may be present on the property from the routine traffic of customers. Additionally, Circle K operates its own group of facility maintenance technicians which are tasked with basic site maintenance on the various mechanical equipment, lights and structures.
7. Site Security: This facility has been designed with a high attention to detail for the safety and security of the customers and employees. The facility features up to 14 security cameras placed within and on the exterior of the building. All security cameras are digital and are connected to a central monitoring center within the store, as well as to Circle K's risk management center at its corporate office, which is manned 24 hours per day. The internal and external cameras are positioned to view all critical areas of the facility to prevent, monitor and deter unwanted activities. Additionally, the interior design of the store features open merchandise isles and an elevated central check-stand so the employees can easily monitor customer activities within the store and across the parking lot area. Properties are generally posted for no loitering and no trespass and Circle K works closely with local police departments to enforce these policies.

Based upon the above noted site design features the proposed facility has been designed to mitigate any adverse impact from the facility upon the neighborhood to the north and west and the proposed convenience store with fuel dispensing equipment will not have a detrimental impact upon the adjoining commercial developments. Based upon all the above, the approval of a Use Permit for a fuel dispensing equipment with a C-2 zoning district is appropriate for this facility.