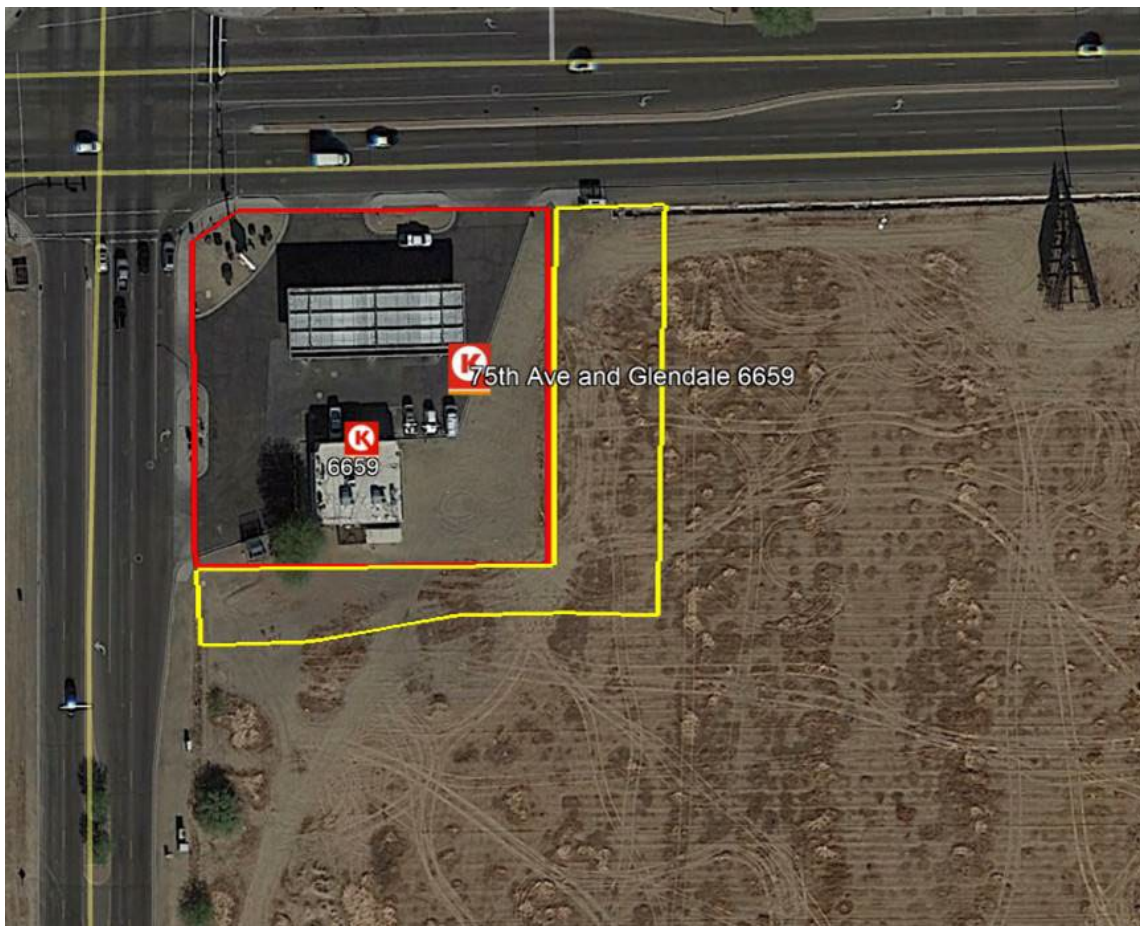


December 28, 2021

Project Narrative

**Circle K Store – 6937 N. 75th Ave, Glendale, AZ
SEC Glendale Avenue and 75th Avenue**

Circle K Stores Inc requests a Conditional Use Permit for the convenience use of a retail gas station. The project entails a re-development of an existing Circle K Store with the inclusion of the acquisition of additional land (outlined below in yellow) to provide for a larger convenience store and fueling station. The property is located at 6937 N. 75th Avenue, Glendale, AZ, as shown in the aerial photo below and more specifically identified as parcels such as APN # 144-01-044C APN # 144-01-636 . The project encompasses 1.3 acres and is zoned C2-General Commercial with a General Plan Land Use Designation of GC- General Commercial.



Project Description

The proposed Circle K development will include the new construction of a 5,200 SF building and a 7-pump, 4,608 SF fuel canopy. The project will include masonry construction of the building to match current Circle K Store Standards, as well as the City's Commercial Design Standards. The facility will feature modernized equipment and materials and will be well landscaped. The design allows for ample room for customer parking and vehicle maneuvering for both the pedestrian and vehicular customers.

Access

The existing access drives will be closed and replaced new curb and gutter to match existing streetscape. New access drives, that fall in line with City standards, will be installed in conjunction with the adjacent development to the east and to the south on both 75th Avenue and Glendale Avenue. The new drives will be shared access with the adjoining new commercial development. A revised bus bay and a new right turn deceleration lane along Glendale Avenue have also been added to the plan, per City comments.

Citizen Participation Plan

In advance of this application, a Citizen Participation Plan has been implemented. A notification letter was sent via US Mail on December 13, 2021, with a comment deadline of December 27, 2021, to the appropriate parties per the requirements of the Citizen Participation Plan Packet. There have not been any comments received to date.

The proposed Circle K development will bring a newer and larger facility to the citizens of the City of Glendale and surrounding communities, providing an aesthetically pleasing facility along two highly traveled roadways. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.