



# Circle K @ 75<sup>th</sup> and Glendale Ave Conditional Use Permit CUP22-01

Planning Commission Meeting – December 8, 2022

Joseline Castaneda  
Planning Project Manager





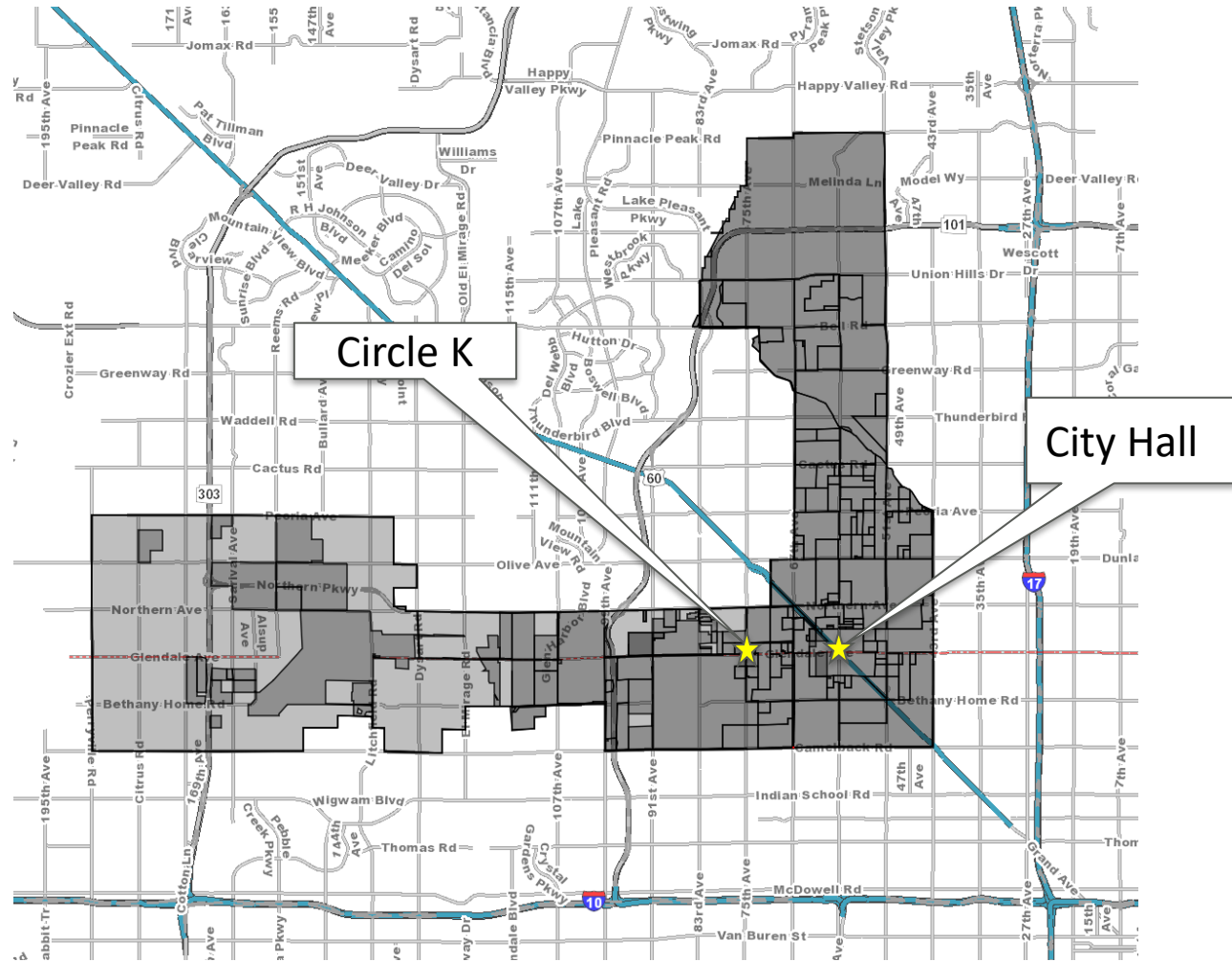
# Request

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Approval of a Conditional Use Permit (CUP) for a gas station and convenience store in the C-2 (General Commercial) zoning district.

**Applicant:** Jill Kaiser / Circle K Stores Inc.

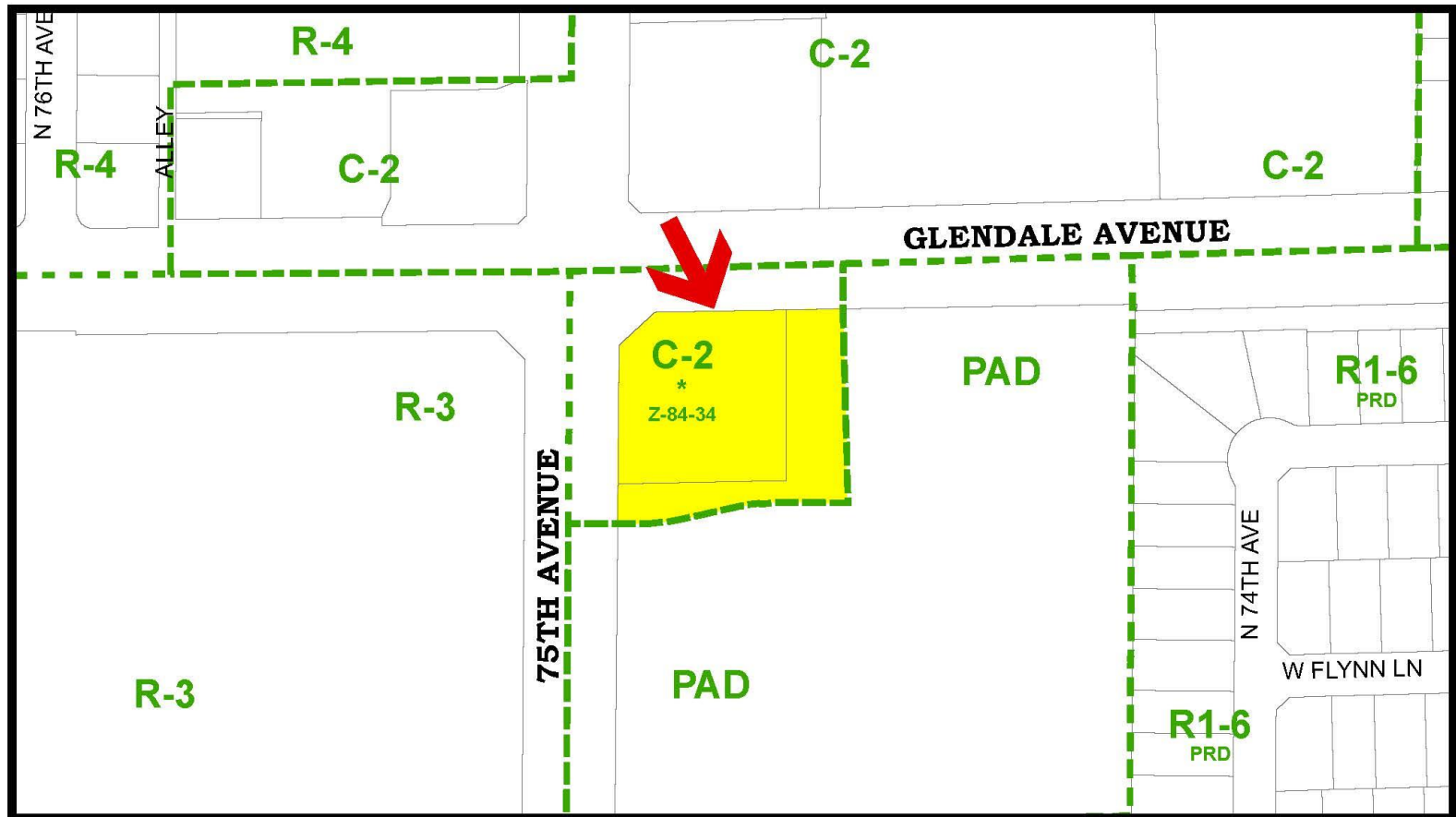
# Vicinity Map



# Aerial Map



# Zoning Map



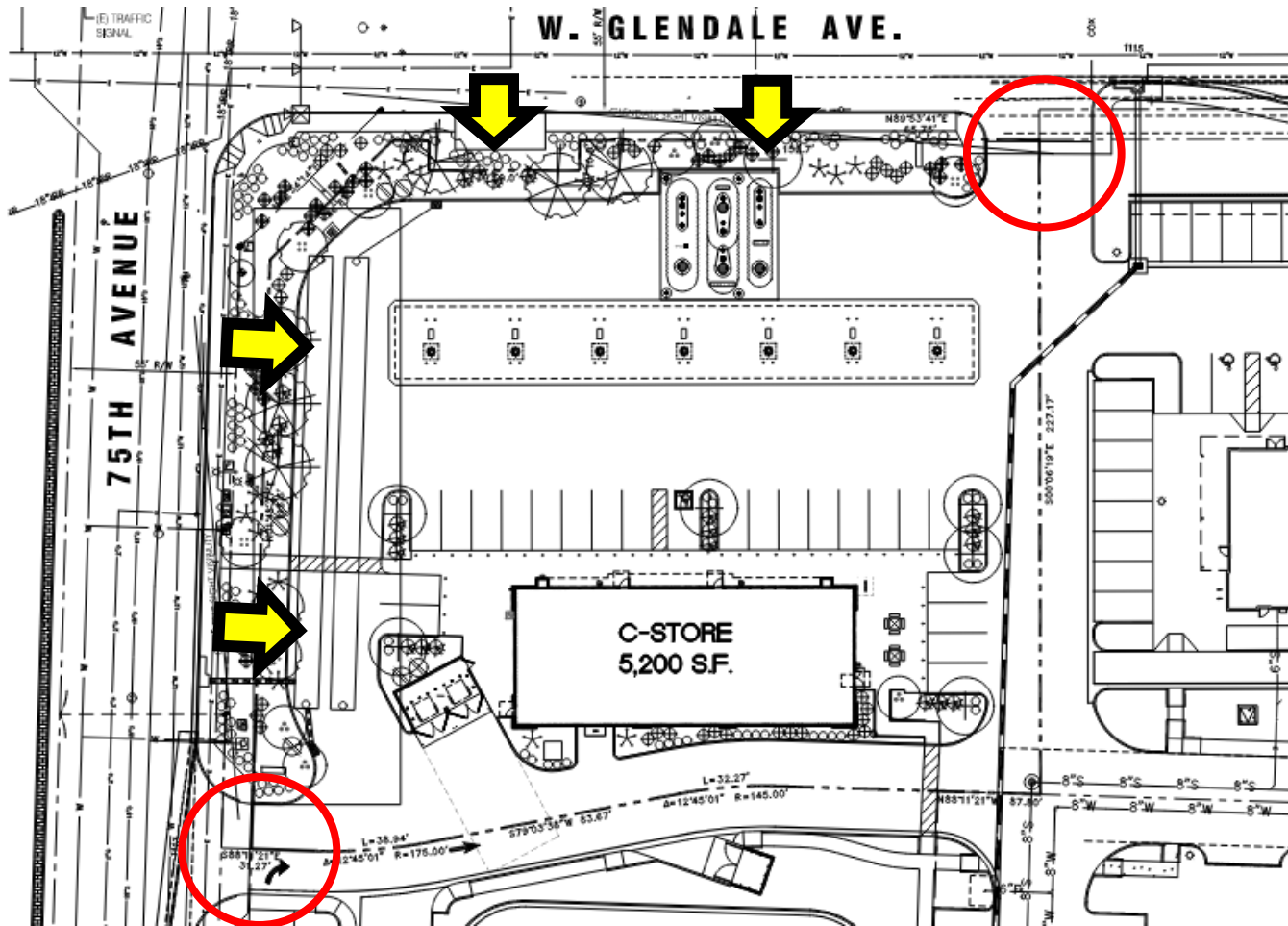
# Street View







# Landscape Plan

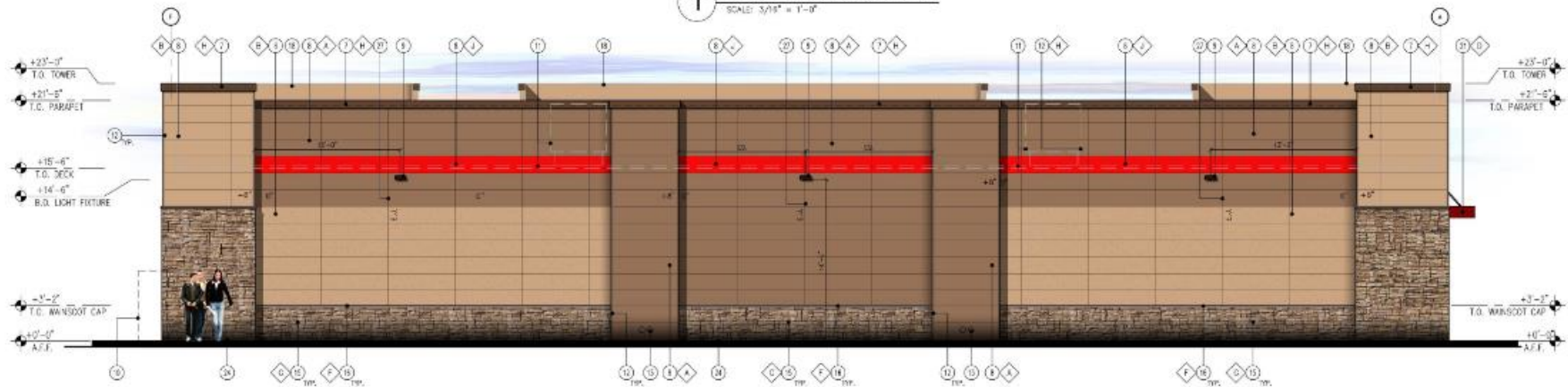




# Conceptual Elevations



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



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



# Public Involvement

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- Notification Letters – December 13
- *Arizona Republic* – November 9
- Site Posted – November 18
- Public Hearing Notification – November 18
  
- **No comments were received.**



# Findings

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Planning Staff finds the request meets the findings for Section 3.904 in the Zoning Ordinance.



# Analysis

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- Convenience use consistent with the General Plan and Zoning District uses.
- Nonconforming site to be brought into conformance.
- Compliant with the C-2 development standards and requirements.



## Analysis (continued)

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- Adequate access for property on major intersection.
- All applicable city departments have reviewed and recommend approval.



# Recommendation

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Planning Staff recommends the approval of CUP22-01 subject to the following stipulations:

- 1) Development shall be in substantial conformance with the site plan, October 18, 2022, and the project narrative, dated December 28, 2021, subject to design review approval by the Planning Division.



## Recommendation

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3) Dedication of additional right-of-way on 75th Avenue and Glendale Avenue to provide a total half-width of 65 feet for both shall be made prior to issuing any building permits.



# Recommendation

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4) All half-street improvements on 75th Avenue and Glendale Avenue adjacent to the site shall be completed before a Certificate of Occupancy is issued. Required improvement standards are determined by the City of Glendale Engineering Design and Construction Standards.



# Recommendation

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5) A Minor Land Division is required to be approved and recorded prior to construction plan approval or the Conditional Use Permit approval will be null and void.



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