

RECEIVED/ACCEPTED
3-18-2024

March 18, 2024

Development Services Dept
City of Glendale
5850 W. Glendale Ave. 2nd floor.
Glendale, Arizona

Regarding: **Response Letter #2 –Conditional Use Permit (C.U.P)**
SEC of Peoria Avenue and Sarival Avenue
Glendale, Arizona
CUP24-02 (SR22-0252)

The following response comments are being submitted to City of Glendale planning department for review of the proposed conditional use permit mentioned above. Items covered in this third submittal are drawing comment coordination. Please call if you have any questions.

General Comments	Modification Discussion
Transportation - Glendale	
1	Per discussion with Johnathan Futch, with City of Surprise, traffic signal will not be required at this time.
2	Driveway requirements along Peoria Ave. are currently being coordinated with City of Surprise for final approval.
3	Preliminary plans of proposed development have been provided to the developers across Sarival Ave for driveway alignment.
4	Will provide cross section of Sarival Ave during site plan approval or building permitting phase.
Maricopa County Transportation	
1	Acknowledged. All improvements along Sarival Ave. are being coordinated with City of Glendale.
Engineering	
1	Acknowledged.
Environmental Resources	
1	Sewer connection from grease interceptor to septic system to be on southside of building. We have previously reached out to EPCOR and are coordinating all sewer requirements with them for future connection.
2	Coordination with ADEQ requirements for drywells will be addressed during building permitting phase.

Should you have any questions, comments or in need of further clarifications, please contact us at your convenience.

Sincerely,
Jeff Winter
Esencia, llc

January 26, 2024
Rev. March 6, 2024

Planning and Zoning
City of Glendale
5850 West Glendale Ave.
Glendale, Arizona

Regarding: Project Narrative – Conditional Use Permit
Carioca Peoria and Sarival Convenience Store
S.E.C Peoria Avenue and Avenue
Glendale, Arizona

City of Glendale,

The Carioca Company would like to submit the following Conditional Use Package for review of a new retail fuel station and convenience store located on the vacant Southeast corner of Peoria Avenue and Sarival Avenue. The subject property consists of approximately 4.0-acres within the overall 12.44-acres and is identified by the Maricopa County Assessor's Office as APN 501-46-023, 501-46-154 and 501-46-156. The property has been annexed into the City of Glendale from Maricopa County and is currently zoned C-1, Neighborhood Commercial. We are requesting a Conditional Use Permit for our proposed Convenience Store, as required for our proposed use, in a C-1 zoning designation.

The eastern and southern property line currently have a 6' high masonry block wall in place to separate the overall commercial property from the existing residential properties. We plan to develop approximately 4.0-acres of the overall parcel on the hard corner, located approximately 350' from the eastern property line and 600' from the southern property line. The fuel stations and convenience store are the only planned improvement at this time and no cell towers or antennas are anticipated for this property at the time of this proposal. This development will not be adjacent to the residential property to the east or south.

The property fronts Peoria Avenue to the north and Sarival Avenue to the west and will have three structures on the property consisting of an approximately 5,455 square foot convenience store, a six dispenser auto fueling canopy located along Peoria Avenue and a four dispenser RV canopy located along Sarival Avenue. Related services such as propane sales and an air station will be offered as part of the service station. The property is located within the EPCOR service area and will be served by EPCOR water; however, EPCOR sewer is located approximately a mile south from this property with no immediate plans to extend sewer services north. This property will be serviced by an on-site private sewer system until EPCOR sewer is extended north to this property. On-site retention basins will be generally located on the south side of the property.

Roadway access will be from Peoria Avenue and Sarival Avenue. Peoria Avenue is located directly north of this property and is controlled by the City of Surprise. The City of Glendale owns a 35'-0" tract of Peoria Avenue, along the southern portion of the roadway. However, all improvements along Peoria

Avenue will be coordinated with City of Surprise. Sarival Avenue is controlled MCDOT, however per master agreement, all improvements to Sarival Avenue, south of Peoria Avenue, are to be coordinated with City of Glendale. Therefore, all improvements along Sarival Avenue will be coordinated with City of Glendale. We are proposing one driveway off Peoria Avenue and two driveways off Sarival Avenue. No direct vehicular and pedestrian access will be provided to the residential properties to the east and south.

Each entry will be 40' width to allow for entry and exit of delivery trucks. This development will service existing local traffic and will not increase or generate additional traffic volume, noise, or pollution to the area. The convenience store is proposed to be located to the north of the property with vehicular circulation around the building. The store is fronted by parking and an auto fuel canopy to the north and a RV fuel canopy to the south. The proposed height of both canopies is 17'-0" to bottom of the canopy and 21'-0" to top of canopy to allow for proper circulation of anticipated vehicular traffic. The site allows for ample space for the expected traffic while allowing for a safe and comfortable internal traffic flow around the building. Interior circulation will be designed to connect to future development of the neighboring commercial properties.

The convenience store will be located towards the northern side of the property and oriented towards the north, facing Peoria Avenue. The main entry to the building will be on the north side of the building. Parking will be located along both the north and west sides of the building. The design of the building is intended to be inviting to the surrounding community and match the surrounding context. The proposed building height is intended to blend in with the surrounding community with an approximately maximum height of 25'-0". The facility will be open 24 hours a day, 7 days a week and will serve convenience items within the store such as food and drinks. The convenience store will vary between 3-4 employees per shift, with approximately 3 shifts per day.

The auto fuel canopy placement along Peoria Avenue will allow for visibility from the store as well as visibility from the street / intersection for safety. This will allow monitoring of the overall site from the building and public street. The noise and lighting levels will be consistent with the existing traffic and street conditions adjacent to this site. The lighting for the site and canopies will be in compliance with the current City of Glendale standards and guidelines. Both canopies lighting will be flush with the underside decking and a 36" high masonry screen wall will be provided along Peoria Avenue and Sarival Avenue to screen the vehicular lights and interior drives. This screen wall will be finished to match the building exterior.

The project will not be detrimental to persons residing or working in the vicinity of this property. The surrounding area is planned for future commercial development. This project will be a welcome addition to the community and help serve the local community, as no convenience stores are located within the nearby area.

The project timing would be to have the facility open to the community within the next 12 months. We are excited about this project and feel that this location is right for such a project and will help to service the surrounding community.

Sincerely,
Esencia, LLC