



April 12, 2023

Planning & Zoning Commission: Neighbor Concerns –Circle K at PV303 – The Triangle

Good Evening: Chariman Kish and Planning & Zoning Commissioners

Jodi Hamill, Land Development Consultants, 11811 N Tatum Blvd, Phoenix on behalf of Circle K.

I would just like to acknowledge and respond to comments received from neighbors.

Neighbor Concern #1:

Two neighbor inquiries were received concerning the diesel pumps and truck parking. The concern is about loud trucks idling for extended periods of time.

- It is not Circle K's intention to provide overnight parking as there will not be any truck-driver facilities such as showers or a truck driver lounge.
- The seven (7) designated parking spaces are provided for drivers who would like to park and make purchases inside the Circle K Store, or walk to another of the quick-serve restaurants that are proposed as a part of the PV303 development.

Neighbor Concern #2:

A neighbor concern was received regarding increased traffic entering in the area of Indian School Rd and 166th Ave. The concern is gridlock at the intersection, stacking of vehicles and diesel trucks waiting on 166th Ave to enter the Circle K and possibly straying south of the Triangle development.

- 166th Avenue is a private drive and consists of one travel lane in both the northbound and southbound directions within the vicinity of the site.
- Based on the forecasted trips generated by the Circle K, it is anticipated that 25% of the traffic will enter/exit the Circle K off of 166th Avenue, while the remaining 75% of vehicles will enter/exit off of Indian School Road.
 - The number of vehicles using 166th Avenue is approximately 22 vehicles (entering/exiting – 44 total) in the Morning peak hour and 25 vehicles (entering/exiting- 50 total) in the Afternoon peak hour.
 - The Triangle development will be accessed by one driveway on 166th Avenue plus on exit only driveway further south.
- Circle K proposes directional signage at each driveway to the site, and will work with City of Goodyear Transportation to ensure any applicable offsite directional signs are installed as needed.
- In the instance of a truck that has perhaps taken a wrong turn, the Circle K diesel fueling area has wide driveways. This can serve as a u-turn bail out for any trucks headed in the

wrong direction and re-direct drivers out the southern driveway and back north to the Indian School Intersection.

We appreciate Staff's recommendations for Approval of Use Permit request for a Convenience Use and look forward to continued collaboration as we finalize the design drawings. Thank you.

Very Respectfully,

Jodi Hamill
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