

Circle K at The Triangle

Use Permit



Location



SEC OF W INDIAN SCHOOL ROAD AND N 166TH AVENUE

- Zoned PAD (Planned Area Development), underlying C-2 (General Commercial)



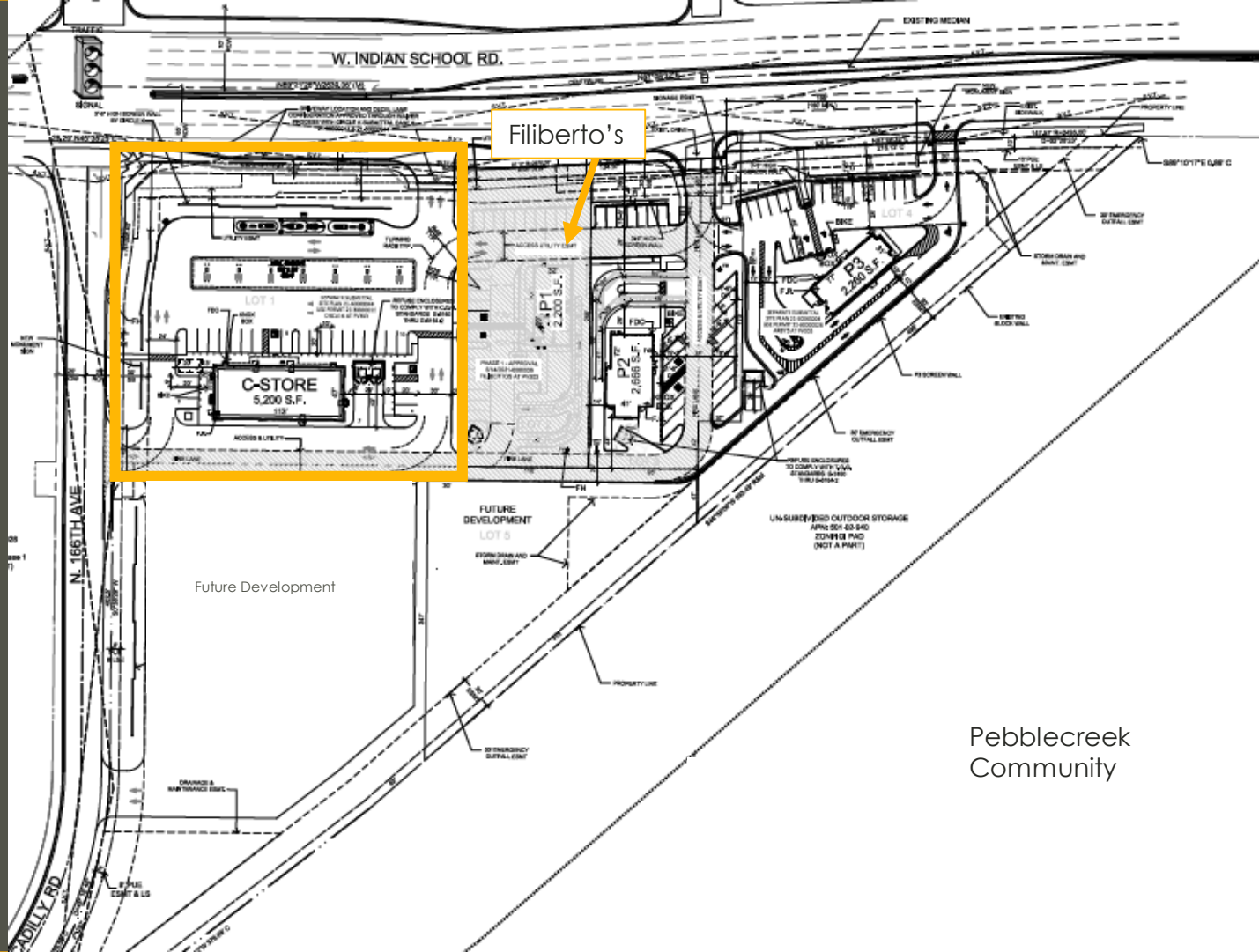
Location



SEC OF W INDIAN SCHOOL ROAD AND N 166TH AVENUE

- Appx. 1.9-acre site



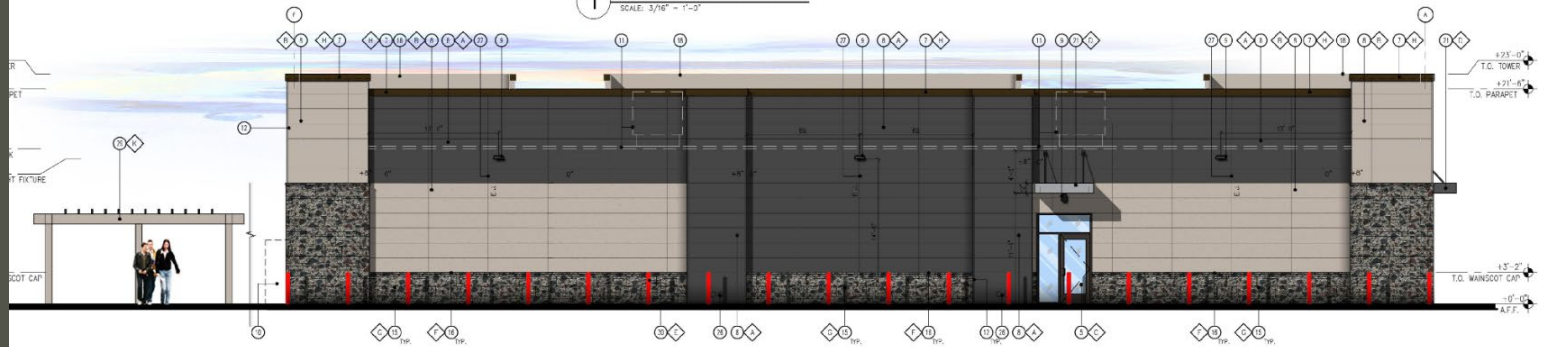


Pebblecreek
Community

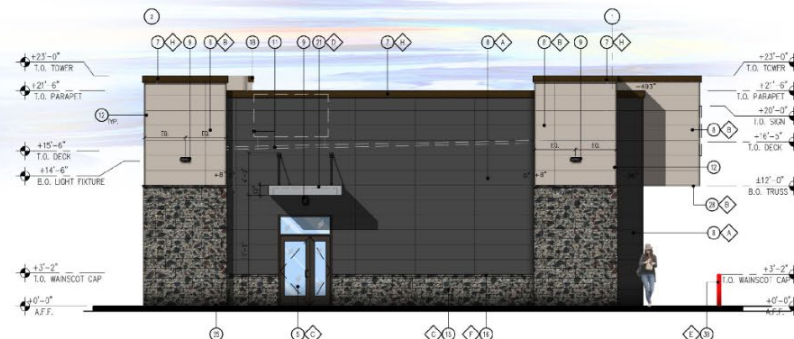


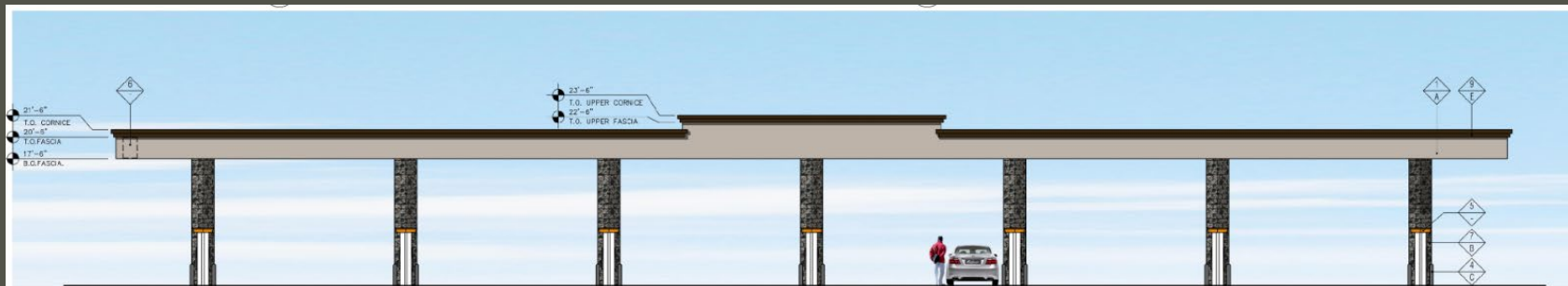


1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

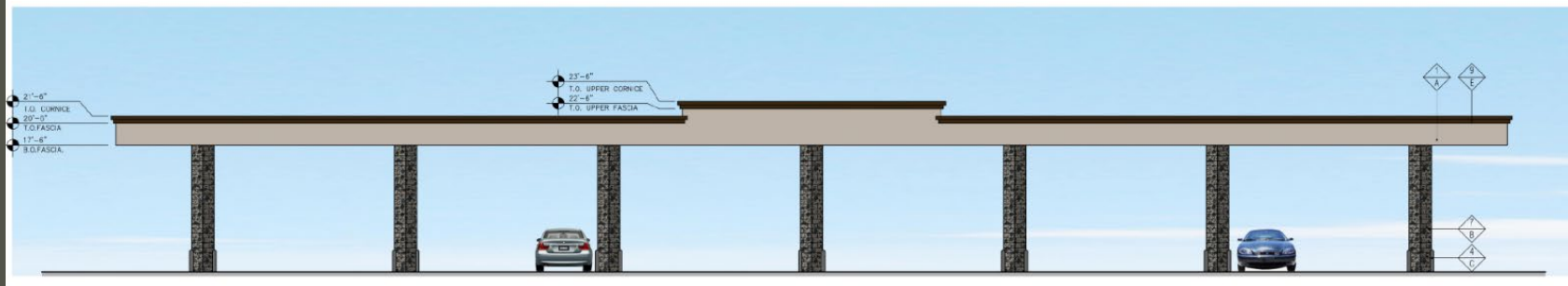


2 BACK ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"





2 'FRONT' ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"





Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question



Public Participation

CITIZEN REVIEW AND PUBLIC HEARINGS

- Citizen Review and Public Hearing processes were followed
- April 12th – Planning and Zoning Commission
- May 17th – applicant led neighborhood meeting
- May 22nd – petition in opposition with 1,029 signatures
- Emails
 - Opposition – 350
 - Support – 15
- June 6th – diesel fueling and semi-truck parking removed from application
- June 22nd – second applicant led neighborhood meeting

Recommendation



RECOMMEND APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- Planning and Zoning Commission recommended approval



