

Project Narrative

Circle K Store @ The Triangle at PV303 SEC of 166th Ave and Indian School Road Goodyear, Arizona

The property for the proposed new construction of a Circle K convenience store is located at the southeast corner of 166th Avenue and W Indian School Road as shown in the aerial photo below and more specifically identified as APN #501-02-929 and a portion of APN 501-02-931. The property is designated for Business & Commerce Land Use and is currently zoned General Commercial (C-2).



Project Description

The proposed Circle K project will consist of approximately 4.3 acres of the 7.9-acre development, The Triangle at PV303. This project will be constructed as a separate phase from other proposed improvements in The Triangle at PV303.

The proposed Circle K project will include the construction of a new 5,200 square foot retail building and a 4,608 square foot canopy providing 7 fuel pumps, plus a separate 1,680 square foot diesel fueling island canopy providing 4 high-speed diesel pumps. This Circle K will be operated 24 hours per day, 7 days a week. The store will be staffed with approximately 3 to 8 employees depending on the shift.

The parking lots will provide ample room for customer parking and vehicle maneuvering and the development will be well landscaped. Access to the Circle K store will be provided by the proposed shared driveway on 166th Avenue, plus additional driveways to the store with one driveway on 166th Avenue and one driveway on Indian School Road, and an additional exit only driveway from the high-speed diesel island area. The

As this well-traveled intersection adjacent to Loop 303 is not currently serviced by similar facilities, the proposed convenience store and fuel facilities will be a commercial/retail use which will provide desirable goods and services to meet the needs of existing Residential and Employment neighborhoods in the area as well as the other travelling public. A site wall will be provided along both the Indian School Road and 166th Avenue frontages to prevent headlight glare from imposing onto adjacent properties. The wall along with abundant landscape plant materials provided will also help to dampen noise.

The architectural design of the building and fuel canopies provide for extensive horizontal and vertical articulation of the wall and roof planes. The architectural design of the structures is consistent with those proposed in the material palette for The Triangle at PV303, featuring industrial grey tones and incorporate a variety of materials, including wall panels, natural stone, and metal window and doors frames. Similarly, the fuel canopies incorporate the same colors and materials to provide a consistent architectural theme throughout the project.