



# City of Scottsdale PROJECT NARRATIVE



<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other
<input type="checkbox"/> Use Permit	
<input checked="" type="checkbox"/> Development Review	
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # 10-DR-00 / 63 -PA- 99  
Project Name Circle K Store #195  
Location 3640 N. Miller Road  
Applicant Rodin Wong  
602-285-1270

## SITE DETAILS

~~Proposed~~ Existing Zoning: C3  
Use: Retail  
Parcel Size: 6600 s.f.  
☒ Gross Floor Area ☐ Total Units: 2700 s.f.  
☐ Floor Area Ratio ☒ Density: 41%

Parking Required: 8  
Parking Provided: 6  
# Of Buildings: 1  
Height: 15'0"  
Setbacks: N-          S-           
E-          W-         

## In the following space, please describe the project or the request

The proposed scope of work consisted of construction of new fascia apply over shortened roof overhang at East add extend to part of the South wall. New tile finished wainscot to be applied over this existing store front windows and continue over the South wall. New screen added to visually shield the outdoor water machine. Lightings at the new fascia and exterior soffit to be shielded.

### **General issues pertaining to all Circle K sites:**

- Provide neighborhood context information for each location.
- Wainscot on the building storefront (instead of floor windows) helps screen interior display racks and reduces interior light spilling out from building.
- Storefront planter boxes are supported on a case by case basis but are not considered architectural features and do not replace suggested wainscoting.
- Modifying the lighting design for the top of the fascia will continue to down-light the parking yet prevent wash-lighting the fascia. Screen and shield all lighting.
- Recessed canned lighting, or other screened and shielded lighting, eliminates the tube lighting appearance under the storefront canopy.
- Landscaping and other site improvements should be part of the re-imaging program.
- Removal and/or screening of outdoor storage items and equipment should be part of the re-imaging program.
- Strongly suggest maintaining and/or increasing the amount of shade provided on the site.

### **Issues pertaining to 3640 N. Miller Rd. (63-PA-99); C-3**

#### **Building Elevations**

- Show compatibility with the white neighboring buildings, including existing white trash enclosure at rear.
- South building elevation should consider compatibility with residential uses to the south.

#### **Site Elevations**

- Show trash cans, display items, storage, telephones, and other storefront items (and any proposed screening methods)
- Outdoor storage (ice) should be removed or screened

#### **Site**

- Consider providing bicycle rack and clarifying handicapped parking