

**Marked Agendas
Approved Minutes
Approved Reports**

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Resolution No. 10826

Planning Commission Hearing 05/10/2017

City Council Hearing 06/27/2017

Case History

193-PA-2016

15-UP-1972

80-DR-1994

10-UP-2017

Circle K

PLANNING COMMISSION REPORT



Meeting Date: May 10, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Circle K 10-UP-2016

Request to consider the following:

A recommendation to City Council regarding a request by owner for an amendment to a Conditional Use Permit for a Circle K Gas Station redevelopment and expansion on a +/-41,398-square foot site with Highway commercial (C-3) zoning located at 10200 N. Scottsdale Rd.

Goal/Purpose of Request

The applicant is requesting to redevelop the existing convenience store and gas station. The proposal includes complete demolition of the existing building and fuel pumps for construction of a larger convenience store with five (5) fuel pumps.

Key Items for Consideration

- Conditional Use Permit Criteria
- No public comment received

OWNER

Circle K Corporation
602-728-8000

APPLICANT CONTACT

William Scarbrough
Land Development Consultants, LLC
480-334-3556



LOCATION

10200 N Scottsdale Rd

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, retail businesses, major single uses, and shopping centers, which serve community and regional needs.

Zoning

The site is zoned Highway Commercial (C-3) district. The C-3 zoning district allows for most types of commercial activities along major streets, including shopping and service needs. Gas stations require a Conditional Use Permit (CUP).

Context

The subject property is located at the northwest corner of the intersection of N. Scottsdale Road and E. Gold Dust Avenue. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Retail/shopping center, zoned Highway Commercial (C-3) district
- South: Restaurant, zoned Central Business (C-2) district
- East: Retail/shopping center, zoned Highway Commercial (C-3) district
- West: Retail/shopping center, zoned Highway Commercial (C-3) district

Other Related Policies, References:

15-UP-1972 – Existing Conditional Use Permit on subject site for a gas station with six (6) fuel pumps.

APPLICANTS PROPOSAL

Development Information

The development proposal includes a new convenience store with 4,604 square feet of area with a new detached fuel service canopy with five (5) fuel pumps. The site plan proposes an increase in open space and landscaping along N. Scottsdale Road and E. Gold Dust Avenue and will eliminate the two (2) existing driveways closest to the intersection.

- Existing Use: Gas Station (6 pumps)
- Proposed Use: Gas Station (5 pumps)
- Parcel Size: 35,054 square feet (net)

- Building Height Allowed: 36 feet
- Building Height Proposed: 23 feet
- Parking Required: 19 spaces
- Parking Provided: 16 spaces on-site, 3 spaces via remote agreement
- Open Space Required: 5,047 square feet
- Open Space Provided: 5,049 square feet
- Floor Area: 4,604 square feet

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The subject site has been operating as a gas station for approximately 40 years. The site is within an existing commercial shopping center with retail, office, restaurant, and other service type uses. The redevelopment of the gas station is not anticipated to negatively affect the surrounding area due to noise, odor, smoke, vibration, or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The proposed amendment to the existing Conditional Use Permit will reduce the number of fuel pumps from six (6) to five (5), and will increase the size of the convenience store by approximately 2,900 square feet. The redevelopment is not anticipated to result in an unusual volume or character of traffic impact on surrounding areas.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The site is currently operating as a gas station and is within an existing commercial shopping center with retail, office, restaurant, and other service type uses. The proposed conditional use is reasonably compatible with the types of uses permitted in the surrounding areas.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Gas Station as identified in Zoning Ordinance Section 1.403.H., including:
 1. The application shall include a detailed landscape plans showing plant, type, size and

spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

- **The applicant has submitted a detailed landscape plan that shows plant types, size and spacing and includes appropriate irrigation to meet all requirements. The proposed landscape area is approximately 14.4% of the site area.**
2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any building shall accompany each application and construction shall be in reasonable conformity thereto.
 - **The applicant has submitted renderings of the proposed buildings for the site, including the canopy covering the fueling area. The proposed structures are appropriate in design and size to the context of the area.**
 3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
 - **The applicant has submitted a full lighting analysis for the site including manufacturer's specification for specific lighting fixtures to be used. The proposed lighting for the site meets all requirements for design while minimizing glare.**
 4. The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.
 - **The site meets the minimum parcel area requirement.**
 5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.
 - **The site is not adjacent to any residentially-zoned property.**

Water/Sewer

The site is currently served by existing water and sewer service. The proposed use is not anticipated to negatively affect existing water and sewer service in the area.

Public Safety

The site and surrounding area are adequately served by existing public safety services, including police and fire services. The closest fire station to the subject site is Fire Station #5 located at 7455 E. Shea Boulevard, less than ½ mile away from the site. The proposed use is not anticipated to

negatively affect police or fire service in the area.

Open Space

As part of the application for the proposed Conditional Use Permit, the applicant has submitted detailed landscape plans for review. The applicant is proposing to increase the amount of open space located in front of the proposed gasoline service station along both streets (Scottsdale Road and Gold Dust). In addition, two (2) of the four (4) existing site driveways will be eliminated and replaced with open space and landscaping.

Community Involvement

The applicant and the City have notified all property owners within 750 feet of the site, and the site has been posted with the required notification. As of the date of this report, staff has not received any public comment regarding the proposed Conditional Use Permit.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

4/17/17
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/17/2017
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/18/17
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
Exhibit A to Attachment 2: Site Plan
3. Applicant's Narrative
4. Zoning Map
5. Landscape plan
6. Citizen Involvement
7. City Notification Map

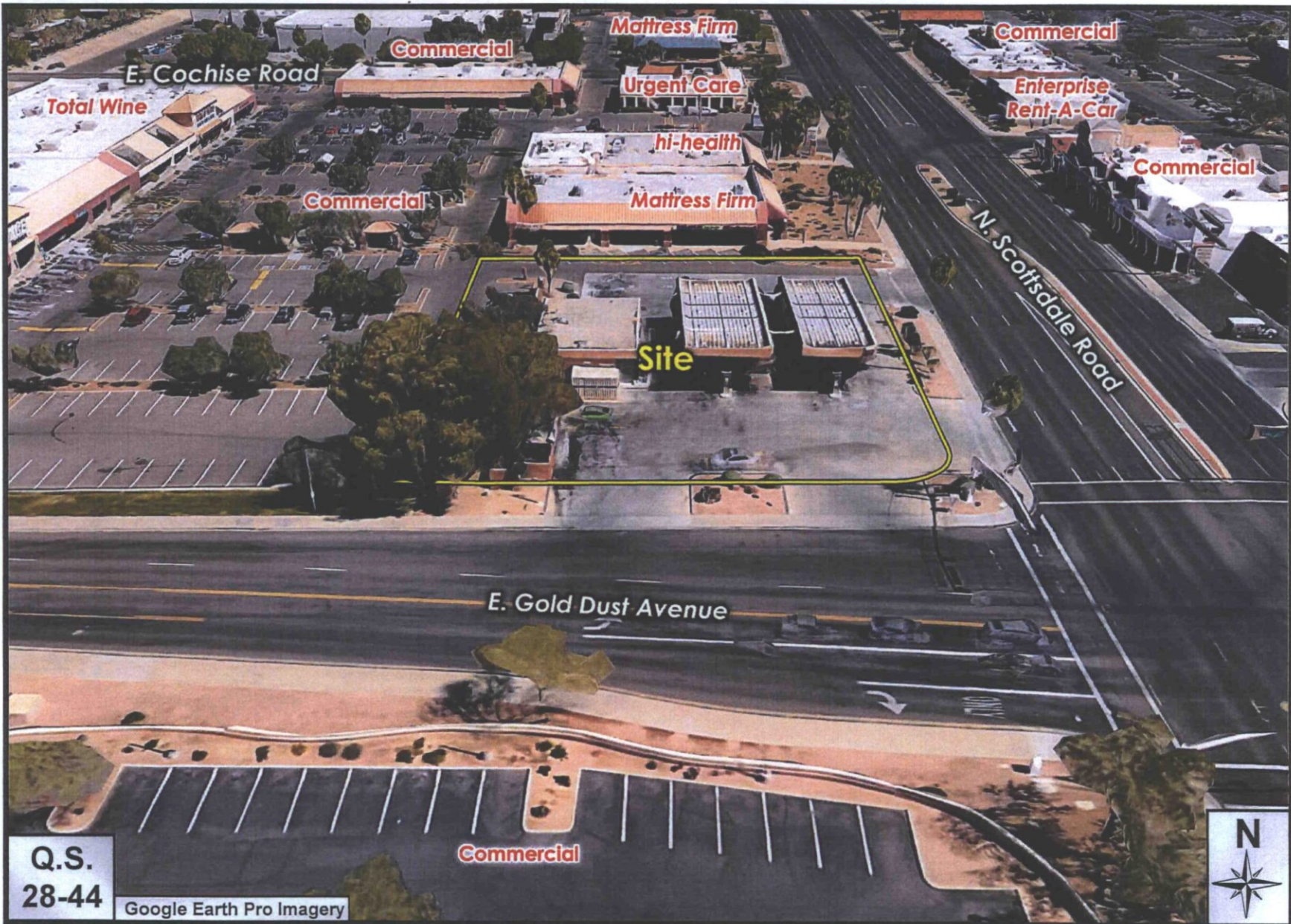


Q.S.
28-44

Google Earth Pro Imagery

Circle K

10-UP-2016



Q.S.
28-44

Google Earth Pro Imagery

Circle K

10-UP-2016

Stipulations for the Conditional Use Permit

For a Gas Station

Circle K

Case Number: 10-UP-2016

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 10-UP-2016, supersede all of the stipulations of case 15-UP-1972.

SITE DESIGN

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Land Development Consultants, LLC., with the city staff date of 3/31/17, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **OUTDOOR DISPLAY.** This Conditional Use Permit shall not include any outdoor display. Outdoor display or vending that is not fully screened from off-site view shall require a separate Conditional Use Permit approval.
4. Prior to permit issuance, the owner shall submit to the City for approval and recordation, an Assurance to the City of Remote Parking agreement in accordance with Section 9.107. of the Zoning Ordinance, for a minimum of three (3) parking spaces. If the agreement cannot be furnished, the site plan shall be modified as necessary to provide the required parking on-site, and additional public hearings before the Planning Commission and City Council may be necessary in accordance with stipulation #2 above.
5. With the Development Review Board submittal, the owner shall revise the site plan to increase the width of the pedestrian walkway from the public sidewalk on Gold Dust to the entry area so that has a minimum width of six (6) feet.
6. With the Development Review Board submittal, the owner shall demonstrate that all site/screen walls are constructed with six (6) or eight (8) inch block or similar durable material to match the building. Site/screen walls shall have stucco and paint to match the building unless they are split-faced, grid or similar decorative types of block.
7. With the Development Review Board submittal, the owner shall revise the landscape and/or site lighting plan as necessary to avoid conflicts between pole-mounted light fixtures and mature trees, as determined by the Development Review Board.

INFRASTRUCTURE AND DEDICATIONS

8. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

| Street Name | Street Type | Dedications | Improvements | Notes and Requirements |
|-----------------------|----------------------|-------------|--------------|------------------------------|
| North Scottsdale Road | Urban Major Arterial | 65-feet | sidewalk | a1., a2., a5., a6., a7., a8. |
| Gold Dust Avenue | Urban Local | 40-feet | sidewalk | a3., a4., a5., a6., a7., a8. |

- a1. Dedicate in fee title 65-feet of right-of-way along the Scottsdale Road frontage.
- a2. Construct and 8-foot sidewalk along the Scottsdale Road frontage. Sidewalk to be separated from the back of curb where possible.
- a3. Dedicate in fee title 40-feet of right-of-way along Gold Dust Avenue frontage.
- a4. Construct and 8-foot sidewalk along the Gold Dust Avenue frontage. Sidewalk to be adjacent to the back of curb.
- a5. Site driveways shall be constructed or modified to meet the City of Scottsdale Standard Detail 2256, Type CL-1 maximum width of 40 feet.
- a6. Dedicate a 25-foot radius right-of-way at the intersection of Scottsdale Road and Gold Dust Avenue.
- a7. The sidewalk ramp at the intersection of Scottsdale Road and Gold Dust Avenue shall be replaced to meet ADA compliance.
- a8. The two (2) existing site driveways that are not shown on the proposed site plan shall be removed.

9. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):

- a. The driveway on Gold Dust Avenue shall be a right-in, right-out only driveway.

10. SUBDIVISION/PLAT.

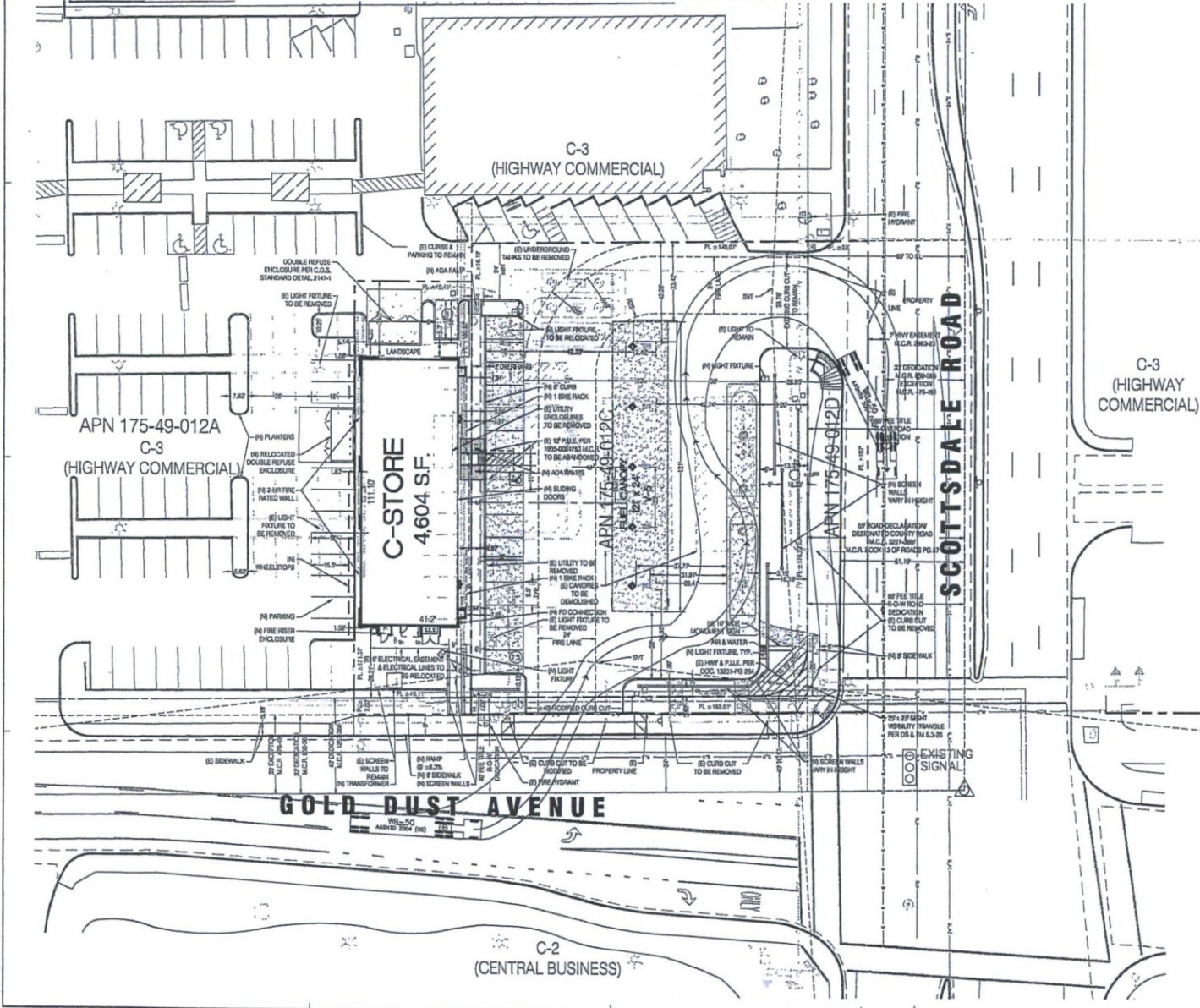
- a. Prior to permit issuance, the owner shall prepare and submit for recordation, a final plat to establish the boundaries of the proposed Circle K parcel, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

11. EASEMENTS.

- a. Prior to permit issuance, the owner shall dedicate to the city on the Final Plat or Map of Dedication, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

- b. Prior to permit issuance, the owner shall dedicate to the city on the Final Plat or Map of Dedication, Sight Distance Easements at all driveways, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- c. Prior to permit issuance, the owner shall dedicate to the city on the Final Plat or Map of Dedication, Safety Triangle Easements at the intersection of Scottsdale road and Gold Dust Avenue, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- d. Prior to permit issuance, the owner shall dedicate on the Final Plat or Map of Dedication a minimum 24-foot wide Cross Access Easement along the north driveway to serve the parcel to the north and west, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- e. Prior to permit issuance, the owner shall dedicate on the Final Plat or Map of Dedication an Emergency and Services Vehicle Access Easement upon, over and across all driveways on the parcel for providing access for emergency and service-type vehicles, including refuse collection vehicles, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- f. Prior to permit issuance, the owner shall provide documentation that the Circle K parcel has cross access and/or an Emergency and Service Vehicle Access Easement rights with the parcel to north and west. If the access rights do not exist or cannot be obtained, the Circle K refuse enclosure must be relocated and access to the adjacent parcel shall not be permitted.

**CIRCLE K STORE
SITE PLAN**
NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ
SECTION 27 T3N R4E



OWNER:
CIRCLE K STORES INC.
1130 WEST WALKER ROAD BUILDING B
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
1811 N. TATUM BLVD., #1001
PHOENIX, ARIZONA 85028
PHONE: (602) 504-9101
FAX: (602) 957-8927
CONTACT: KEVIN SCOROUGH

ARCHITECT:
GREENBERG FARROW
1300 HIGHTOWER BLVD., SUITE 200
PHOENIX, AZ 85012
PHONE: (480) 296-6100
FAX: (480) 296-6179
CONTACT: DOUG COOPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,604 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 4 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: CITY OF SCOTTSDALE, AZ
EXISTING ZONING: C-2 (HIGHWAY COMMERCIAL)
PROPOSED ZONING: C-3 (HIGHWAY COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED: 30
BLDG HEIGHT PROVIDED: 27

SETBACKS:
SIDEYEAR: 25' MIN. (INCLUDING ALLEY) FROM SINGLE FAMILY RESIDENTIAL
SIDEYEAR: 25' MIN. (INCLUDING ALLEY) FROM MULTIPLE FAMILY RESIDENTIAL
LANDSCAPE BUFFERS: 25' MIN., CAN BE REDUCED TO 20' FOR PARKING, SUBJECT TO DRB APPROVAL.

SITE DATA

PARCEL: 175-49-012C & 175-49-012D & PART OF 175-49-012A
CIRCLE K EXISTING PARCEL AREA 175-49-012C: 45,829 AC (1,484,871 SF)
CIRCLE K ADDITIONAL PROPERTY ACQUIRED 175-49-012A (NORTHWEST PORTION): 45,198 AC (1,536,937 SF)
CIRCLE K TOTAL NET USABLE SITE AREA: 91,027 AC (3,021,808 SF)

CIRCLE K EXISTING PARCEL AREA 175-49-012D: 45,137 AC (1,569,877 SF)
CIRCLE K ADDITIONAL PROPERTY ACQUIRED 175-49-012A (SOUTHWEST PORTION): 48,808 AC (1,687,877 SF)
CIRCLE K TOTAL GROSS SITE AREA: 93,945 AC (3,257,754 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 4,604 SF
FUEL CANOPY AREA: 2,894 SF
MAX. PARK ALLOWED: 6.83
PARK PROVIDED: (3.5M SF) (3.5M AC) (47,719 SF) (1.3)

CIRCLE K SITE COVERAGE (BASED ON 4,604 SF OF CONVENIENCE STORE BLDG AREA AND AREAS OF NET USABLE SITE AREA): 41.13% (3,021,808 SF) (1.3)

PARKING REQUIREMENTS

PARKING REQUIRED: CONVENIENCE STORE @ 1250 SF: 19 SPACES

PARKING PROVIDED:
STANDARD PARKING SPACES: 15 SP
ACCESSIBLE PARKING SPACES: 1 SP
TOTAL PARKING PROVIDED: 16 SP

BICYCLE PARKING PROVIDED: 2 SP

OPEN SPACE

REQUIRED: TBY
PROVIDED: TBY

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A CAD FILE OF THE TOPO SURVEY PREPARED BY HELIX ENGINEERING, DATED 04-19-2011.

SCALE: 1" = 20'
0 10' 20' 40' 60'

GreenbergFarrow
1300 MacArthur Blvd., Suite 250
Irvine, CA 92612

ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
|----------|-------------------------|
| 04/19/11 | ISSUE OF PRELIMINARY |
| 05/25/11 | PREP SP-2 REV-5 |
| 06/20/11 | REVISED BLDG LAYOUT |
| 06/21/11 | PREP SP-3 BY A.S.H.P. |
| 06/21/11 | PREP SP-4 |
| 07/12/11 | PREP SP-5 |
| 07/12/11 | ISSUE SP-5 PL |
| 07/12/11 | PARCEL/PROPERTY UPDATE |
| 07/12/11 | PREP SP-7 PER ALTA |
| 07/12/11 | PREP SP-8 |
| 07/12/11 | ADDED LIGHT POLES |
| 07/12/11 | PREP SP-9 |
| 07/12/11 | PREP SP-10 |
| 07/12/11 | PREP SP-11 PER COMMENTS |
| 07/12/11 | SP-12 PER SPW PLAN |
| 12/12/11 | SP-13 FOR SUBMITTAL |
| 12/12/11 | PREP SP-13 |
| 12/12/11 | REV SP-13A FUEL CANOPY |
| 01/24/12 | PREP SP-14 |
| 01/24/12 | SP-15 WHITE SIGN |
| 01/24/12 | SP-16 PER DRB |
| 02/01/12 | FOR SUBMITTAL |
| 02/01/12 | SP-17 SHAWT |
| 02/01/12 | SP-18 PER COMMENTS |
| 02/01/12 | REV SP-18 PER COMMENTS |
| 02/01/12 | SP-19 PER COMMENTS |

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS R. COOPER

PROJECT MANAGER
DOUG COOPER

QUALITY CONTROL
DOUG COOPER

PROJECT NAME
CIRCLE K STORE #

**SCOTTSDALE
ARIZONA
NWC SCOTTSDALE RD
& GOLD DUST AVE**



LAND DEVELOPMENT
CONSULTANTS, LLC
1811 N. TATUM BLVD., #1001
PHOENIX, AZ 85028

CIRCLE K STORES INC.

PROJECT NUMBER
20100534.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-19

**Exhibit A to
Attachment 2**



LAND DEVELOPMENT
CONSULTANTS, LLC

Case # _____
Conditional Use Permit Application

Project Narrative

March 1st

**Circle K Convenience Store and Fueling Station
10200 N Scottsdale Road
Scottsdale, Arizona**

A. General Site & Project Description

The proposed redevelopment site includes Parcel 175-49-012C and D and a portion of Parcel 175-49-012A. Circle K Stores owns 012C & 012D and is in the process of securing interest in a portion of 012A. Presently, Parcel 012C is occupied by a retail convenience grocery store and fuel canopy which is operated by Circle K Stores Inc. Parcel 012A is currently a parking lot. Parcel 012D is a narrow strip of land between 012C and both Scottsdale Road and Gold Dust Avenue. The project site is shown in the photograph below.



The proposed development parcel, including all parcels (as described above), will have a combined land area of approximately 41,400 square feet. The proposed redevelopment of the property will include the raze and rebuild of the convenience store and fuel canopy, the addition of nine (9) parking spaces, the relocation of the existing trash enclosure, the removal of the southern access drive off of Scottsdale Road, the removal of the eastern access drive off of Gold Dust Avenue, new landscaping and drive aisles to provide a cohesive redevelopment. The redevelopment of the combined parcels will provide for a new and upgraded store and parking area to better serve the needs of the customer base that frequents this facility.

B. General and Specific Use Permit Criteria.

Conditional Use Permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted by this ordinance and except in the case of conditional use permits for adult uses under Section 1.403(A), only after the Planning Commission has made a recommendation and City Council has found as follows:

1. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and City Council's considerations shall include, but not be limited to, the following factors:

- a. Damage or nuisance arising from noise, smoke, odor, dust vibration of illumination.

The proposed redevelopment of an existing convenience store site will not be materially detrimental to the public health, safety or welfare nor cause damage or nuisance arising from noise, smoke, odor, dust vibration of illumination. To the contrary, the existing convenience store has existed at this location for many years and has operated in general harmony with the surrounding neighboring properties. The proposed redevelopment will feature enhanced architecture as well as a significant increase in the landscape area at the property. The new fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environmental and the health, safety and welfare of the employees and customers. Further, all lighting at the facility is designed to be recessed or shielded to ensure no excessive light spillage onto the public rights-of-way or adjoining properties. Finally, the use of the property as a retail convenience grocery store will not generate any excessive noise over ambient conditions that currently existing at this intersection or two major roads within the City.

- b. Impact on surrounding areas resulting from unusual volume or character of traffic.

The facility provides points of access to the adjoining public right-of-way that have been designed based upon a traffic analysis of the site specific vehicular flows and volumes. The location of the ingress and egress points into the property provides safe and efficient turning movements for vehicles entering the property. Additionally, the redevelopment of this property will facilitate the removal of the southern drive onto Scottsdale Road and the removal of the eastern drive onto Gold Dust Road.

2. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The proposed redevelopment project is designed to only enhance and better a use that has existed harmoniously at this location of many years. The proposed use as a retail convenience grocery store with fuel sales is compatible with the adjoining properties to the north and west, as all such properties are presently zoned and occupied retail commercial uses. The balance of the properties to the east, southeast and south are zoned for commercial uses, but are separated from the facility by public rights-of-way. The proposed use of the property is reasonably compatible with the adjoining zoning and land uses.

3. The additional conditions specified in Section 1.403 have been satisfied, as described below.

Gas stations

- a. The application shall include a detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system and planting areas shall constitute a minimum of five (5) percent of the lot area and may be required to include as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscape areas shall be considered due cause for revoking the Conditional Use Permit.

The conceptual landscape plan submitted as part of this application meets the above stated criteria.

- b. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.

The proposed architectural elevations of the project include enhanced architecture and the use of a variety of materials and colors. The materials and colors have been coordinated and are consistent with the overall adjacent shopping center, featuring a range of tans and browns in the color palette, accented with the use stone. This architectural theme is also included on the fuel canopy to provide a consistent architectural theme for the redevelopment project.

- c. All source of artificial light shall be concealed and shall be attached to the main structure, unless otherwise approved. All lighting shall be so designed as to minimize glare.

The lighting design and photometric plan for the proposed redevelopment project meets these criteria. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site fixtures provide for screening or shielding of the illumination source to further prevent light spillage. A detailed photometric plan, as well as specific fixture criteria, for each light on the property are included with this submittal.

- d. The minimum area of a lot considered adequate to accommodate this use, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.

The proposed redevelopment site exceeds these criteria as the site includes an area of 41,400 square feet.

- e. A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property. (Height shall be as determined in each case.)

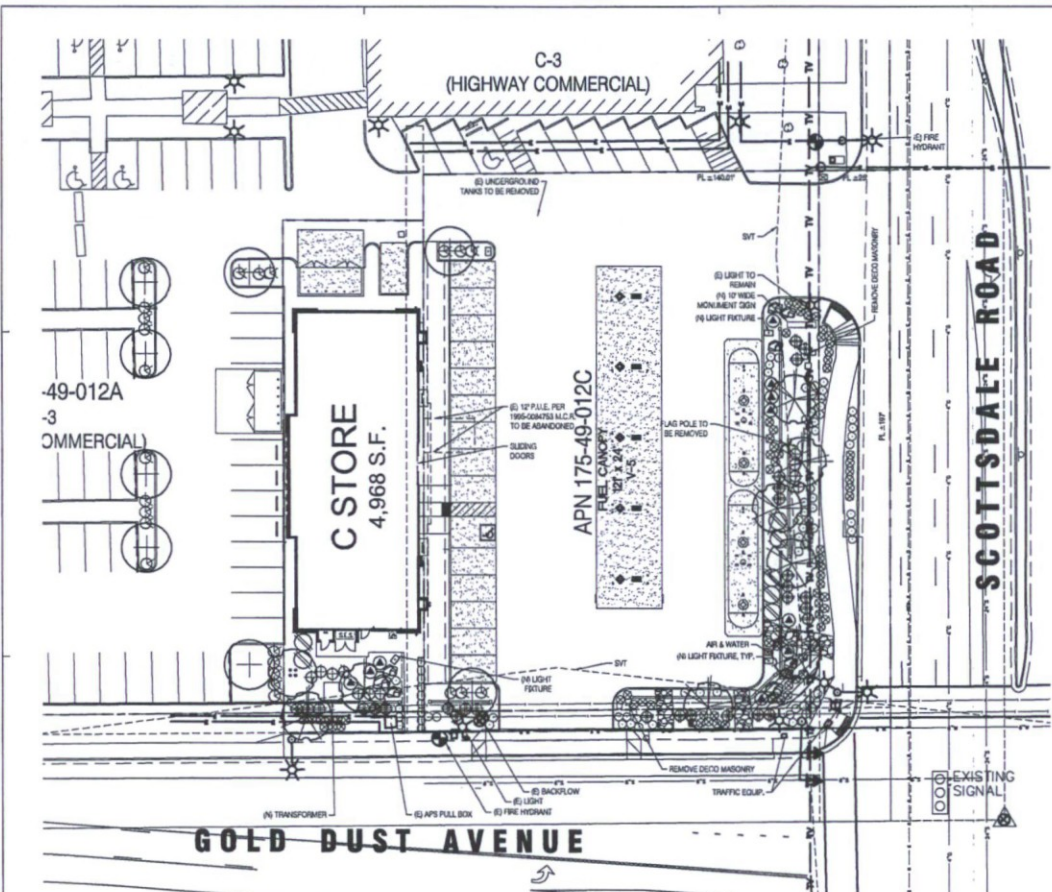
Although the redevelopment site does not abut residentially zoned properties, the Site Plan includes both a masonry screen wall along each street frontage as well as dense landscape pallet.



Q.S.
28-44
2015 GIS Orthophoto

Circle K

10-UP-2016



SCOTTSDALE RD, SEGMENT 4 PLANT LIST
LANDSCAPE LEGEND

- PARKINSONIA PRAECOX SONORAN PALO VERDE 2' CALIPER (8)
- CHILOPSIS LINEARIS 'LOIS ADAMS' DESERT WILLOW 2' CALIPER (8)
- SOPHORA SECUNDIFLORA LITTLE LEAF CORDIA 2' CALIPER (MULTI TRUNK) (1)
- CORDIA PARVIFOLIA TEXAS MOUNTAIN LAUREL 5 GALLON (7)
- EREMOPHILA SP. VALENTINE BUSH 5 GALLON (24)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (11)
- JUSTICIA CALIFORNICA CHUPAROSA 5 GALLON (28)
- NOLINA MICROCARPA BEAR GRASS 15 GALLON (10)
- MALEPHORA LUTEOLA SONORAN ICE PLANT 1 GALLON (74)
- ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON (49)
- 3x3x3 SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA SUMMARY:

| | |
|-------------------------|------------------------|
| OFF-SITE LANDSCAPE: | 1,843 SQ.FT. |
| ON-SITE LANDSCAPE: | 6,741 SQ.FT. |
| PARKING LANDSCAPE AREA: | 415 SQ.FT. (CK PARCEL) |
| TOTAL LANDSCAPE AREA: | 8,999 SQ.FT. |



SITE DATA

| | | |
|--|---|-----------------------|
| PARCEL: | 175-49-012C & 175-49-012D A PART OF 175-49-013A | 60,891 AC (26,818 SF) |
| CIRCLE K EXISTING PARCEL AREA: | 175-49-012C | 48,157 AC (8,588 SF) |
| CIRCLE K EXISTING PARCEL AREA: | 175-49-012D | 48,204 AC (8,483 SF) |
| CIRCLE K ADDITIONAL PROPERTY REQUIRED: | 175-49-012A (PART) | 48,984 AC (8,483 SF) |
| CIRCLE K TOTAL SITE AREA: | | 48,984 AC (8,483 SF) |

18000 MacArthur Blvd., Suite 250
Irvine, CA 92618

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ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
|----------|-------------------------|
| 05/20/15 | PREP PLAN |
| 04/28/15 | UPDATE SP W/ANIMAL |
| 04/28/15 | PREP SP-2 W/1-3 |
| 04/28/15 | RE-DESK BULK LAYOUT |
| 04/17/15 | PREP SP-3 W/ 4,968 SF |
| 04/24/15 | PREP SP-4 |
| 04/24/15 | UPDATE SP-3 PL |
| 04/24/15 | PARCEL ALIGNMENT UPDATE |
| 04/24/15 | PREP SP-7 PER AEA |
| 04/16/15 | PREP SP-8 |
| 04/17/15 | ADDED LIGHT POLES |
| 04/20/15 | PREP SP-9 |
| 04/20/15 | PREP SP-10 |
| 07/28/15 | PREP SP-11 PER COMMENTS |
| 08/27/15 | SP-11 PER SPN PLAN |

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS S. COOPER

PROJECT MANAGER

DC

QUALITY CONTROL

CD

DRAWN BY

CD

PROJECT NAME

CIRCLE K STORE #

SCOTTSDALE ARIZONA

NWC SCOTTSDALE RD & GOLD DUST AVE

LAND DEVELOPMENT CONSULTANTS, LLC

1781 N. TATUM BLVD., #200
PHOENIX, AZ 85028

CIRCLE K STORES INC.

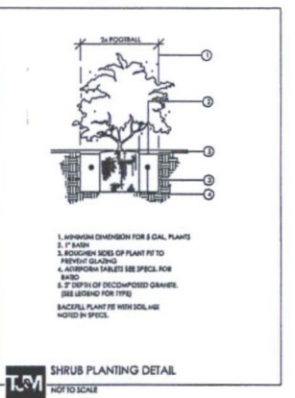
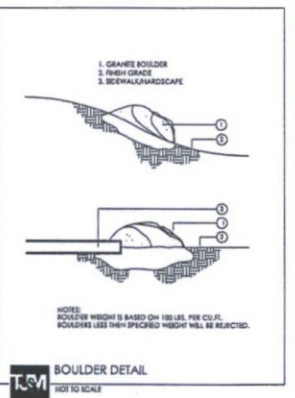
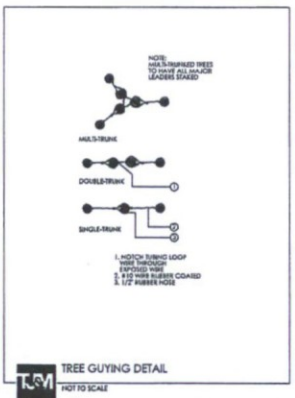
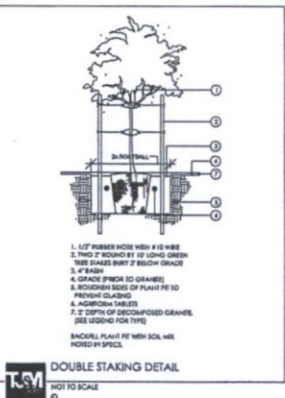
PROJECT NUMBER
20100534.0

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

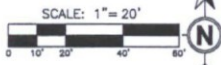
La.01



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85262
P. (602) 265-6220 F. (602) 265-6619
EMAIL: tjemcqueen@tjma.net





LAND DEVELOPMENT
CONSULTANTS, LLC

October 7, 2016

RE: Pre-Application – Case # 163-PA-2016
Circle K Store
10200 N Scottsdale Road
Scottsdale, Arizona

To whom it my concern:

The purpose of this letter is to inform you that this firm is filing an application for a Conditional Use Permit and Design Review Board approval for a convenience store with automotive fuel sales at the above referenced location.

Pertinent information regarding this project is as follows:

| | |
|------------------|--|
| Location: | 10200 North Scottsdale Road (southwest corner of Scottsdale & Gold Dust) |
| Size: | 41,400 square feet |
| Existing Zoning: | C-3 |

A copy of the proposed site plan is attached.

You may contact Bryan Cluff, Senior Planner, City of Scottsdale, Community and Economic Development Division, Current Planning Services, 480-312-2258, bcluff@ScottsdaleAZ.gov for additional information.

If you have any questions regarding this case, please feel free to contact me at 602-953-8729, via email at dave@ldcaz.com.

Sincerely,

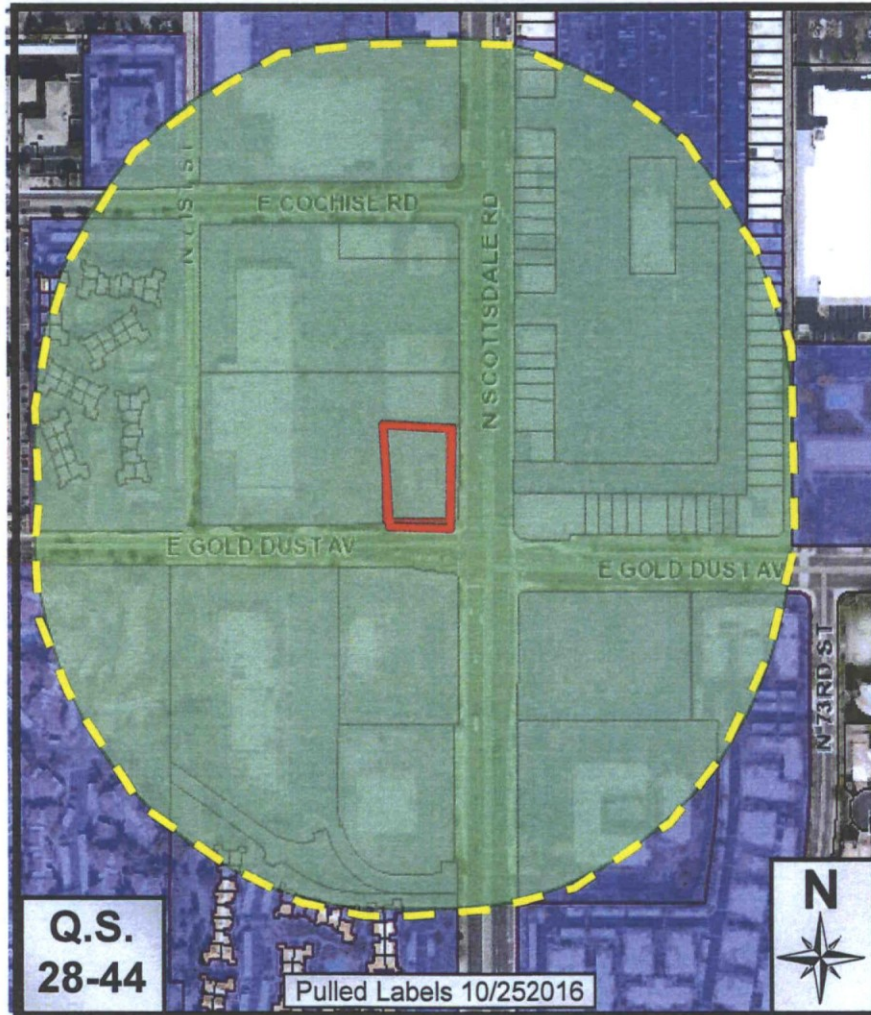
David Cisiweski

Attachments: Proposed Site Plan

ATTACHMENT #6

City Notifications – Mailing List Selection Map

Attachment 7



Map Legend:



Site Boundary



Properties within 750-feet

Postcards - 178

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Circle K

10-UP-2016

CITY COUNCIL REPORT



Meeting Date: June 27, 2017
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Circle K 10-UP-2016

Request to consider the following:

Find that the conditional Use Permit criteria have been met and adopt Resolution No. 10826 for an amendment to a Conditional Use Permit for a Circle K Gas Station redevelopment and expansion on a +/-41,398-square foot site with Highway commercial (C-3) zoning located at 10200 N. Scottsdale Rd.

Goal/Purpose of Request

The applicant is requesting to redevelop the existing convenience store and gas station. The proposal includes complete demolition of the existing building and fuel pumps for construction of a larger convenience store with five (5) fuel pumps.

Key Items for Consideration

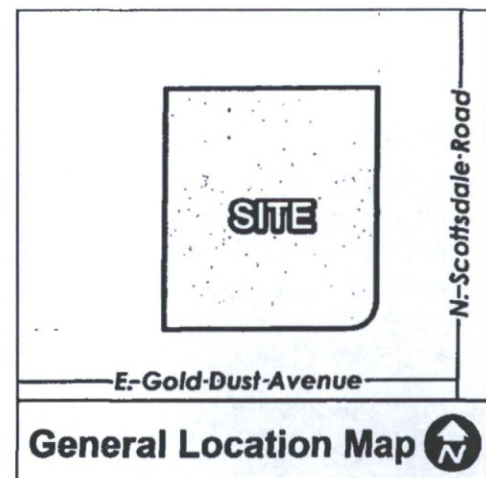
- Conditional Use Permit Criteria
- No public comment received
- Planning Commission heard this case on May 10, 2017 and recommended approval with a 6-0 vote.

OWNER

Circle K Corporation
602-728-8000

APPLICANT CONTACT

William Scarbrough
Land Development Consultants, LLC
602-850-8141



LOCATION

10200 N Scottsdale Rd

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, retail businesses, major single uses, and shopping centers, which serve community and regional needs.

Zoning

The site is zoned Highway Commercial (C-3) district. The C-3 zoning district allows for most types of commercial activities along major streets, including shopping and service needs. Gas stations require a Conditional Use Permit (CUP).

Context

The subject property is located at the northwest corner of the intersection of N. Scottsdale Road and E. Gold Dust Avenue. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Retail/shopping center, zoned Highway Commercial (C-3) district
- South: Restaurant, zoned Central Business (C-2) district
- East: Retail/shopping center, zoned Highway Commercial (C-3) district
- West: Retail/shopping center, zoned Highway Commercial (C-3) district

Other Related Policies, References:

15-UP-1972 – Existing Conditional Use Permit on subject site for a gas station with six (6) fuel pumps.

APPLICANTS PROPOSAL

Development Information

The development proposal includes a new convenience store with 4,604 square feet of area with a new detached fuel service canopy with five (5) fuel pumps. The site plan proposes an increase in open space and landscaping along N. Scottsdale Road and E. Gold Dust Avenue and will eliminate the two (2) existing driveways closest to the intersection.

- Existing Use: Gas Station (6 pumps)
- Proposed Use: Gas Station (5 pumps)
- Parcel Size: 35,054 square feet (net)

- Building Height Allowed: 36 feet
- Building Height Proposed: 23 feet
- Parking Required: 19 spaces
- Parking Provided: 16 spaces on-site, 3 spaces via remote agreement
- Open Space Required: 5,047 square feet
- Open Space Provided: 5,049 square feet
- Floor Area: 4,604 square feet

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The subject site has been operating as a gas station for approximately 40 years. The site is within an existing commercial shopping center with retail, office, restaurant, and other service type uses. The redevelopment of the gas station is not anticipated to negatively affect the surrounding area due to noise, odor, smoke, vibration, or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The proposed amendment to the existing Conditional Use Permit will reduce the number of fuel pumps from six (6) to five (5), and will increase the size of the convenience store by approximately 2,900 square feet. The redevelopment is not anticipated to result in an unusual volume or character of traffic impact on surrounding areas.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The site is currently operating as a gas station and is within an existing commercial shopping center with retail, office, restaurant, and other service type uses. The proposed conditional use is reasonably compatible with the types of uses permitted in the surrounding areas.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Gas Station as identified in Zoning Ordinance Section 1.403.H., including:
 1. The application shall include a detailed landscape plans showing plant, type, size and

spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

- **The applicant has submitted a detailed landscape plan that shows plant types, size and spacing and includes appropriate irrigation to meet all requirements. The proposed landscape area is approximately 14.4% of the site area.**
2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any building shall accompany each application and construction shall be in reasonable conformity thereto.
 - **The applicant has submitted renderings of the proposed buildings for the site, including the canopy covering the fueling area. The proposed structures are appropriate in design and size to the context of the area.**
 3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
 - **The applicant has submitted a full lighting analysis for the site including manufacturer's specification for specific lighting fixtures to be used. The proposed lighting for the site meets all requirements for design while minimizing glare.**
 4. The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.
 - **The site meets the minimum parcel area requirement.**
 5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.
 - **The site is not adjacent to any residentially-zoned property.**

Water/Sewer

The site is currently served by existing water and sewer service. The proposed use is not anticipated to negatively affect existing water and sewer service in the area.

Public Safety

The site and surrounding area are adequately served by existing public safety services, including police and fire services. The closest fire station to the subject site is Fire Station #5 located at 7455 E. Shea Boulevard, less than ½ mile away from the site. The proposed use is not anticipated to

negatively affect police or fire service in the area.

Open Space

As part of the application for the proposed Conditional Use Permit, the applicant has submitted detailed landscape plans for review. The applicant is proposing to increase the amount of open space located in front of the proposed gasoline service station along both streets (Scottsdale Road and Gold Dust). In addition, two (2) of the four (4) existing site driveways will be eliminated and replaced with open space and landscaping.

Community Involvement

The applicant and the City have notified all property owners within 750 feet of the site, and the site has been posted with the required notification. As of the date of this report, staff has not received any public comment regarding the proposed Conditional Use Permit.

OTHER BOARDS & COMMISSIONS

Planning Commission:

Planning Commission heard this case on May 10, 2017 and recommended approval with a 6-0 vote.

Staff Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval, per the attached stipulations.

RECOMMENDATION

Find that the conditional Use Permit criteria have been met and adopt Resolution No. 10826 for an amendment to a Conditional Use Permit for a Circle K Gas Station redevelopment and expansion on a +/-41,398-square foot site with Highway commercial (C-3) zoning located at 10200 N. Scottsdale Rd.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



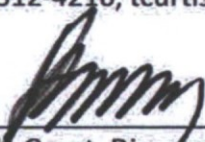
Bryan Cluff, Report Author

5/30/17
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/5/2017
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/7/17
Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 10826
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit 3: Additional Criteria
3. Applicant's Narrative
4. Zoning Map
5. Landscape plan
6. Citizen Involvement
7. City Notification Map
8. May 10, 2017 Planning Commission minutes



ATTACHMENT 1

Q.S.
28-44

Google Earth Pro Imagery

Circle K

10-UP-2016

RESOLUTION NO. 10826

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR A GAS STATION EXPANSION ON A +/- 41,398 SQUARE FOOT SITE WITH HIGHWAY COMMERCIAL (C-3) ZONING LOCATED AT 10200 N. SCOTTSDALE RD.

WHEREAS, the Planning Commission held a public hearing on May 10, 2017 and

WHEREAS, the City Council, held a public hearing on June 27, 2017.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that the additional zoning requirements necessary for a gas station, set forth on Exhibit 3 have been met.

Section 2. That a description of the conditional use permit is set forth in Case No. 10-UP-2016. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ___ day of _____, 2017.

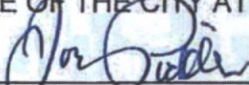
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 2



Q.S.
28-44

Google Earth Pro Imagery

Circle K

Resolution No. 10826
Exhibit 1
Page 1 of 1

10-UP-2016

conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

- a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

| Street Name | Street Type | Dedications | Improvements | Notes and Requirements |
|-----------------------|----------------------|-------------|--------------|------------------------------|
| North Scottsdale Road | Urban Major Arterial | 65-feet | sidewalk | a1., a2., a5., a6., a7., a8. |
| Gold Dust Avenue | Urban Local | 40-feet | sidewalk | a3., a4., a5., a6., a7., a8. |

- a1. Dedicate in fee title 65-feet of right-of-way along the Scottsdale Road frontage.
- a2. Construct and 8-foot sidewalk along the Scottsdale Road frontage. Sidewalk to be separated from the back of curb where possible.
- a3. Dedicate in fee title 40-feet of right-of-way along Gold Dust Avenue frontage.
- a4. Construct and 8-foot sidewalk along the Gold Dust Avenue frontage. Sidewalk to be adjacent to the back of curb.
- a5. Site driveways shall be constructed or modified to meet the City of Scottsdale Standard Detail 2256, Type CL-1 maximum width of 40 feet.
- a6. Dedicate a 25-foot radius right-of-way at the intersection of Scottsdale Road and Gold Dust Avenue.
- a7. The sidewalk ramp at the intersection of Scottsdale Road and Gold Dust Avenue shall be replaced to meet ADA compliance.
- a8. The two (2) existing site driveways that are not shown on the proposed site plan shall be removed.

9. **SUBDIVISION/PLAT.**

- a. Prior to permit issuance, the owner shall prepare and submit for recordation, a final plat to establish the boundaries of the proposed Circle K parcel, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

10. **EASEMENTS.**

- a. Prior to permit issuance, the owner shall dedicate to the city on the Final Plat or Map of Dedication, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- b. Prior to permit issuance, the owner shall dedicate to the city on the Final Plat or Map of Dedication, Sight Distance Easements at all driveways, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- c. Prior to permit issuance, the owner shall dedicate to the city on the Final Plat or Map of Dedication, Safety Triangle Easements at the intersection of Scottsdale road and Gold

Dust Avenue, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

- d. Prior to permit issuance, the owner shall dedicate on the Final Plat or Map of Dedication a minimum 24-foot wide Cross Access Easement along the north driveway to serve the parcel to the north and west, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- e. Prior to permit issuance, the owner shall dedicate on the Final Plat or Map of Dedication an Emergency and Services Vehicle Access Easement upon, over and across all driveways on the parcel for providing access for emergency and service-type vehicles, including refuse collection vehicles, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- f. Prior to permit issuance, the owner shall provide documentation that the Circle K parcel has cross access and/or an Emergency and Service Vehicle Access Easement rights with the parcel to north and west. If the access rights do not exist or cannot be obtained, the Circle K refuse enclosure must be relocated and access to the adjacent parcel shall not be permitted.

Sec. 1.403. - Additional conditions for specific conditional uses.

H.

Gas station.

1.

The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

2.

All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.

3.

All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.

4.

The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.

5.

A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.



LAND DEVELOPMENT
CONSULTANTS, LLC

Case # _____
Conditional Use Permit Application

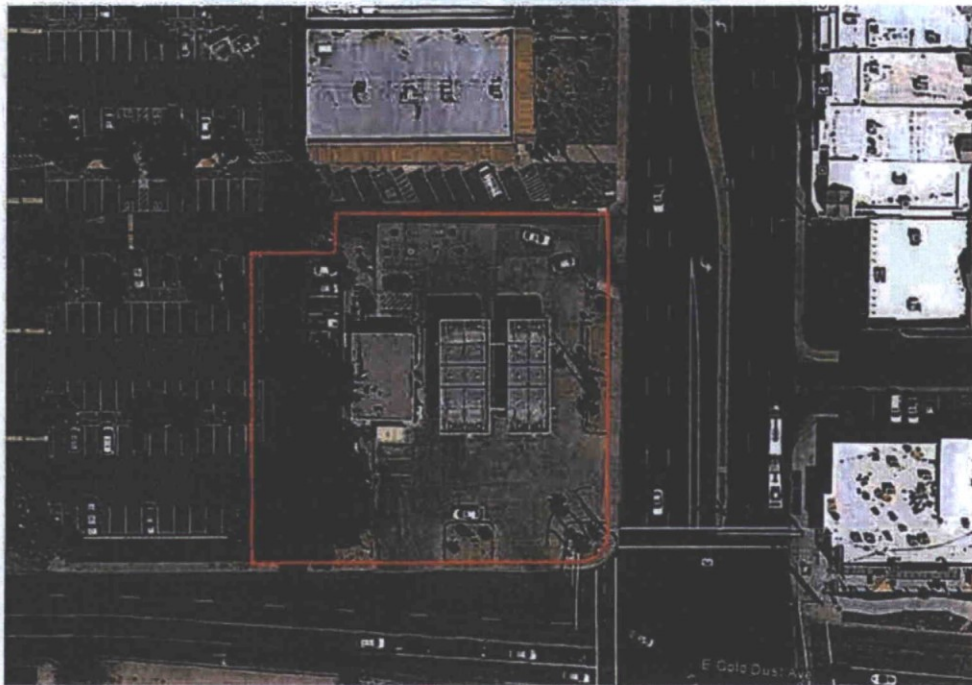
Project Narrative

March 1st

**Circle K Convenience Store and Fueling Station
10200 N Scottsdale Road
Scottsdale, Arizona**

A. General Site & Project Description

The proposed redevelopment site includes Parcel 175-49-012C and D and a portion of Parcel 175-49-012A. Circle K Stores owns 012C & 012D and is in the process of securing interest in a portion of 012A. Presently, Parcel 012C is occupied by a retail convenience grocery store and fuel canopy which is operated by Circle K Stores Inc. Parcel 012A is currently a parking lot. Parcel 012D is a narrow strip of land between 012C and both Scottsdale Road and Gold Dust Avenue. The project site is shown in the photograph below.



The proposed development parcel, including all parcels (as described above), will have a combined land area of approximately 41,400 square feet. The proposed redevelopment of the property will include the raze and rebuild of the convenience store and fuel canopy, the addition of nine (9) parking spaces, the relocation of the existing trash enclosure, the removal of the southern access drive off of Scottsdale Road, the removal of the eastern access drive off of Gold Dust Avenue, new landscaping and drive aisles to provide a cohesive redevelopment. The redevelopment of the combined parcels will provide for a new and upgraded store and parking area to better serve the needs of the customer base that frequents this facility.

B. General and Specific Use Permit Criteria.

Conditional Use Permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted by this ordinance and except in the case of conditional use permits for adult uses under Section 1.403(A), only after the Planning Commission has made a recommendation and City Council has found as follows:

1. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and City Council's considerations shall include, but not be limited to, the following factors:

- a. Damage or nuisance arising from noise, smoke, odor, dust vibration of illumination.

The proposed redevelopment of an existing convenience store site will not be materially detrimental to the public health, safety or welfare nor cause damage or nuisance arising from noise, smoke, odor, dust vibration of illumination. To the contrary, the existing convenience store has existed at this location for many years and has operated in general harmony with the surrounding neighboring properties. The proposed redevelopment will feature enhanced architecture as well as a significant increase in the landscape area at the property. The new fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environmental and the health, safety and welfare of the employees and customers. Further, all lighting at the facility is designed to be recessed or shielded to ensure no excessive light spillage onto the public rights-of-way or adjoining properties. Finally, the use of the property as a retail convenience grocery store will not generate any excessive noise over ambient conditions that currently existing at this intersection or two major roads within the City.

- b. Impact on surrounding areas resulting from unusual volume or character of traffic.

The facility provides points of access to the adjoining public right-of-way that have been designed based upon a traffic analysis of the site specific vehicular flows and volumes. The location of the ingress and egress points into the property provides safe and efficient turning movements for vehicles entering the property. Additionally, the redevelopment of this property will facilitate the removal of the southern drive onto Scottsdale Road and the removal of the eastern drive onto Gold Dust Road.

2. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The proposed redevelopment project is designed to only enhance and better a use that has existed harmoniously at this location of many years. The proposed use as a retail convenience grocery store with fuel sales is compatible with the adjoining properties to the north and west, as all such properties are presently zoned and occupied retail commercial uses. The balance of the properties to the east, southeast and south are zoned for commercial uses, but are separated from the facility by public rights-of-way. The proposed use of the property is reasonably compatible with the adjoining zoning and land uses.

3. The additional conditions specified in Section 1.403 have been satisfied, as described below.

Gas stations

- a. The application shall include a detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system and planting areas shall constitute a minimum of five (5) percent of the lot area and may be required to include as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscape areas shall be considered due cause for revoking the Conditional Use Permit.

The conceptual landscape plan submitted as part of this application meets the above stated criteria.

- b. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.

The proposed architectural elevations of the project include enhanced architecture and the use of a variety of materials and colors. The materials and colors have been coordinated and are consistent with the overall adjacent shopping center, featuring a range of tans and browns in the color palette, accented with the use stone. This architectural theme is also included on the fuel canopy to provide a consistent architectural theme for the redevelopment project.

- c. All source of artificial light shall be concealed and shall be attached to the main structure, unless otherwise approved. All lighting shall be so designed as to minimize glare.

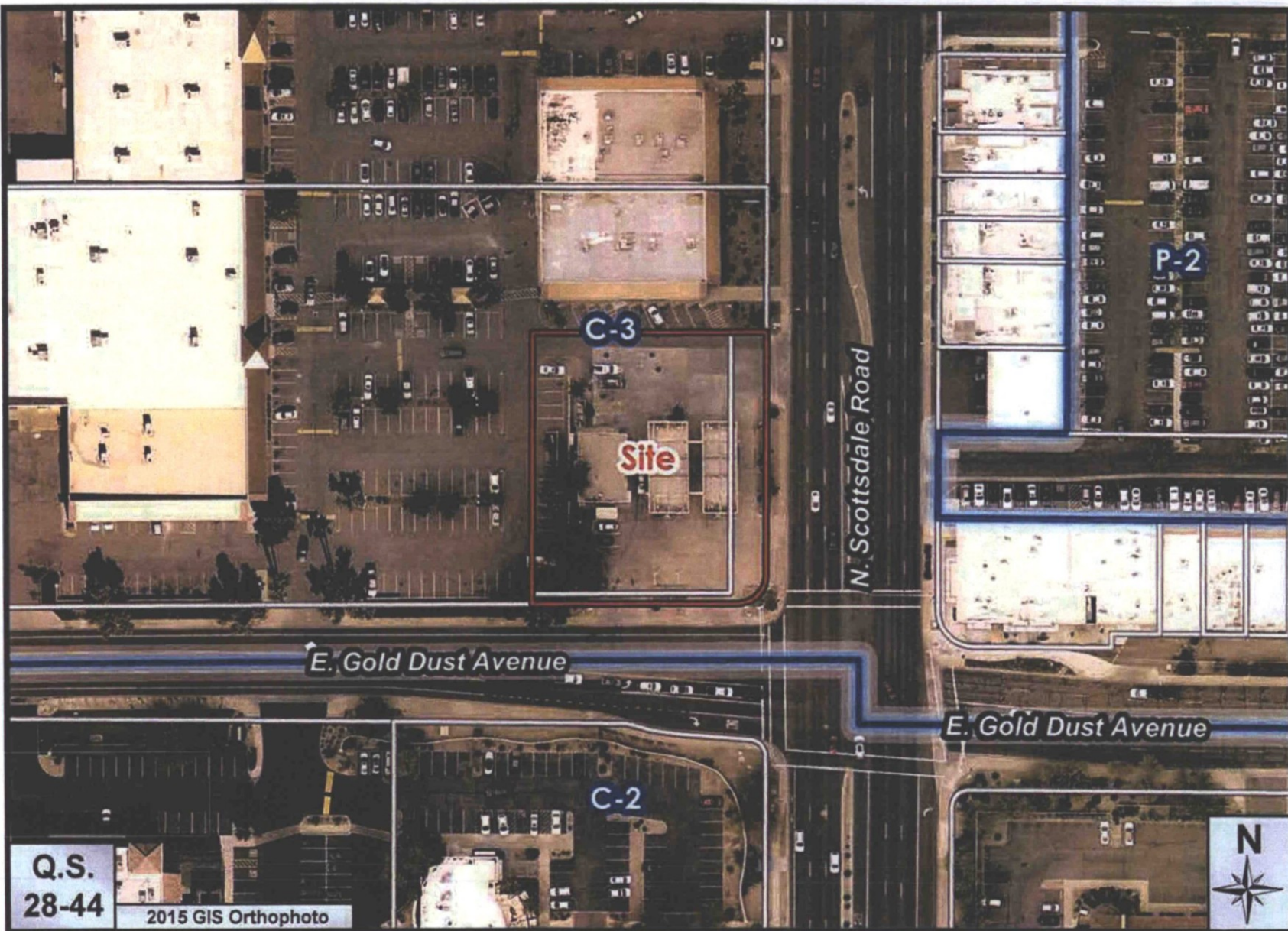
The lighting design and photometric plan for the proposed redevelopment project meets these criteria. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site fixtures provide for screening or shielding of the illumination source to further prevent light spillage. A detailed photometric plan, as well as specific fixture criteria, for each light on the property are included with this submittal.

- d. The minimum area of a lot considered adequate to accommodate this use, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.

The proposed redevelopment site exceeds these criteria as the site includes an area of 41,400 square feet.

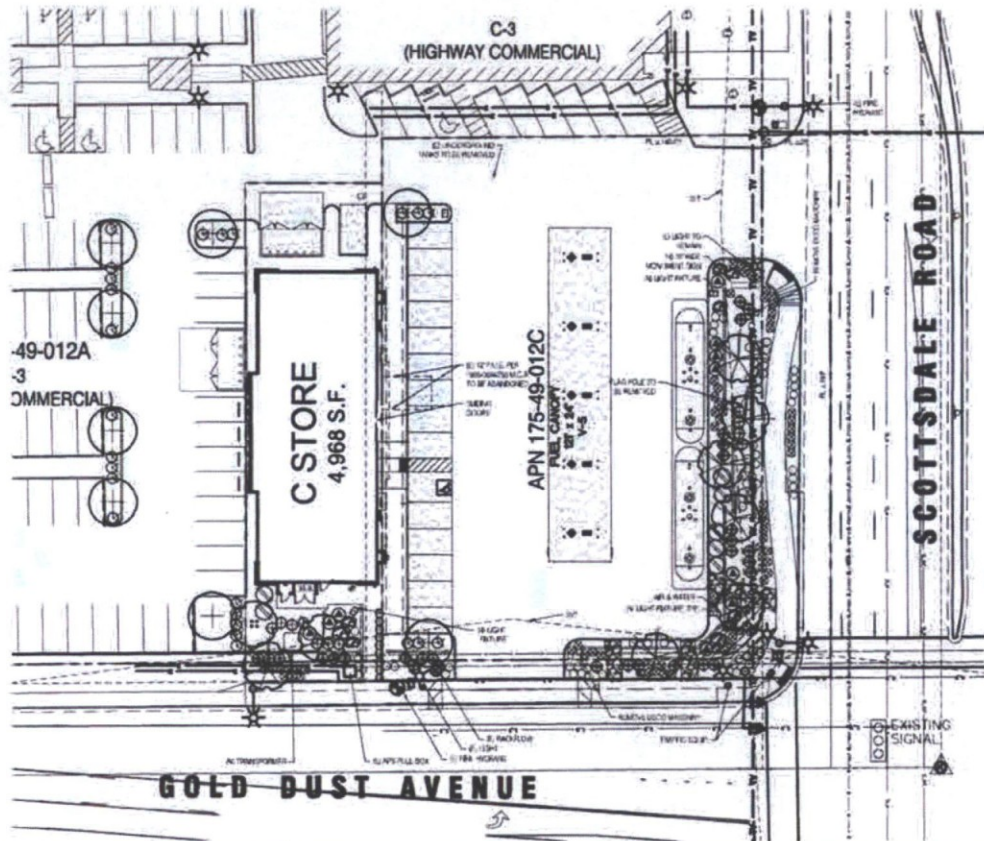
- e. A solid masonry wall or planting screen shall be required between all service station sites and residentially zoned property. (Height shall be as determined in each case.)

Although the redevelopment site does not abut residentially zoned properties, the Site Plan includes both a masonry screen wall along each street frontage as well as dense landscape pallet.



Circle K

10-UP-2016



**SCOTTSDALE RD. SEGMENT 4 PLANT LIST
LANDSCAPE LEGEND**

- PARKINGONA PRAEFOX
SONORAN PAID VERDE
2' CALIPER (8)
- CHILOPSIS (NEAR 1.05 ADAMS)
DESERT WILLOW
2' CALIPER (8)
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
2' CALIPER (MULTI TRUNK) (1)
- CORDIA PARVIFLORA
LITTLE LEAF CORDIA
5 GALLON (7)
- ERENOPHOBIA SP.
VALENTE BUSH
5 GALLON (24)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (11)
- JUSTICIA CALIFORNICA
CHUPAROSA
5 GALLON (28)
- NOLINA MICROCARPA
BEAR GRASS
15 GALLON (10)
- MALEPHORA LUTEOLA
SONORAN ICE PLANT
1 GALLON (76)
- ALOE BLUE ELF
BLUE ELF ALOE
1 GALLON (49)
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
- 1/2" SHIBUS HAZELTON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA SUMMARY:

OFF-SITE LANDSCAPE: 1,845 SQ. FT.
ON-SITE LANDSCAPE: 6,741 SQ. FT.
PARKING LANDSCAPE AREA: 415 SQ. FT. (CIC PARCEL)
TOTAL LANDSCAPE AREA: 8,999 SQ. FT.



SITE DATA

| | |
|---|--|
| PARCEL: | 175-012C & 175-012D & PART OF 175-012A |
| PARCEL 1 EXISTING PARCEL AREA (175-012C): | 48,994 SQ. FT. (1.11 AC) |
| PARCEL 2 EXISTING PARCEL AREA (175-012D): | 48,994 SQ. FT. (1.11 AC) |
| PARCEL 3 TOTAL SITE AREA: | 97,988 SQ. FT. (2.22 AC) |

GreenbergFarrow

19000 MacArthur Blvd., Suite 250
Irvine, CA 92612

CONTRACT NOTES

THE CLIENT IS THE OWNER OF THE LAND AND HAS THE RIGHT TO USE THE LAND FOR ANY PURPOSES. THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND HAS PROVIDED THE NECESSARY INFORMATION TO THE CONSULTANT. THE CONSULTANT HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS PREPARED THIS LANDSCAPE PLAN. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS BASED THIS PLAN ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS BASED THIS PLAN ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS BASED THIS PLAN ON THE INFORMATION PROVIDED BY THE CLIENT.

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS S. COOPER

PROJECT MANAGER
C

DESIGN BY
C

PROJECT NAME
CIRCLE K STORE #

SCOTTSDALE ARIZONA
175-012C & 175-012D & PART OF 175-012A

LAND DEVELOPMENT CONSULTANTS, LLC
180 N. TATUM BLVD. #200
PHOENIX, AZ 85008

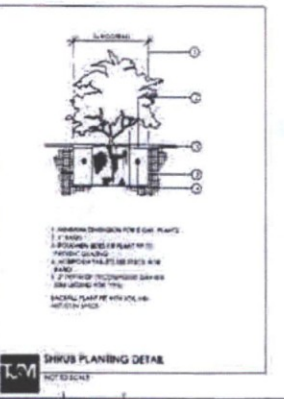
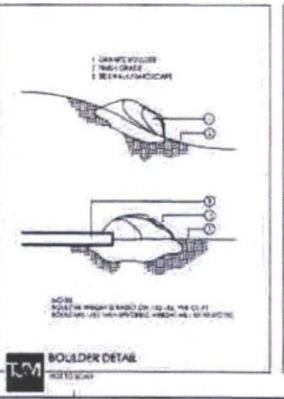
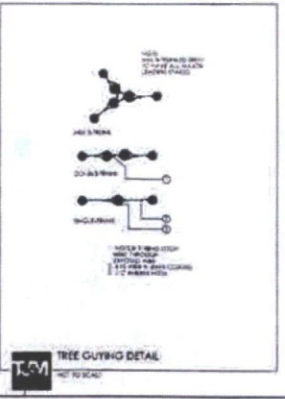
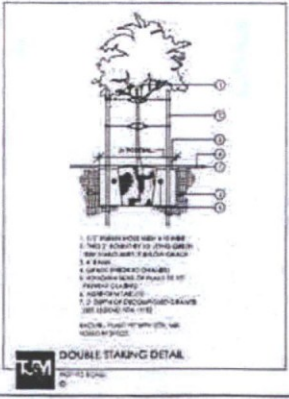


PROJECT NUMBER
20100554.0

DATE
LANDSCAPE PLAN

PROJECT NUMBER
20100554.0

La.01



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
4402 East Cholla St., Suite 100
Encinitas, Arizona 85910
P. (602) 398-0101 F. (602) 398-0101
EMAIL: tmj@tjma.com





LAND DEVELOPMENT
CONSULTANTS, LLC

October 7, 2016

RE: Pre-Application – Case # 163-PA-2016
Circle K Store
10200 N Scottsdale Road
Scottsdale, Arizona

To whom it my concern:

The purpose of this letter is to inform you that this firm is filing an application for a Conditional Use Permit and Design Review Board approval for a convenience store with automotive fuel sales at the above referenced location.

Pertinent information regarding this project is as follows:

| | |
|------------------|--|
| Location: | 10200 North Scottsdale Road (southwest corner of Scottsdale & Gold Dust) |
| Size: | 41,400 square feet |
| Existing Zoning: | C-3 |

A copy of the proposed site plan is attached.

You may contact Bryan Cluff, Senior Planner, City of Scottsdale, Community and Economic Development Division, Current Planning Services, 480-312-2258, bcluff@ScottsdaleAZ.gov for additional information.

If you have any questions regarding this case, please feel free to contact me at 602-953-8729, via email at dave@ldcaz.com.

Sincerely,

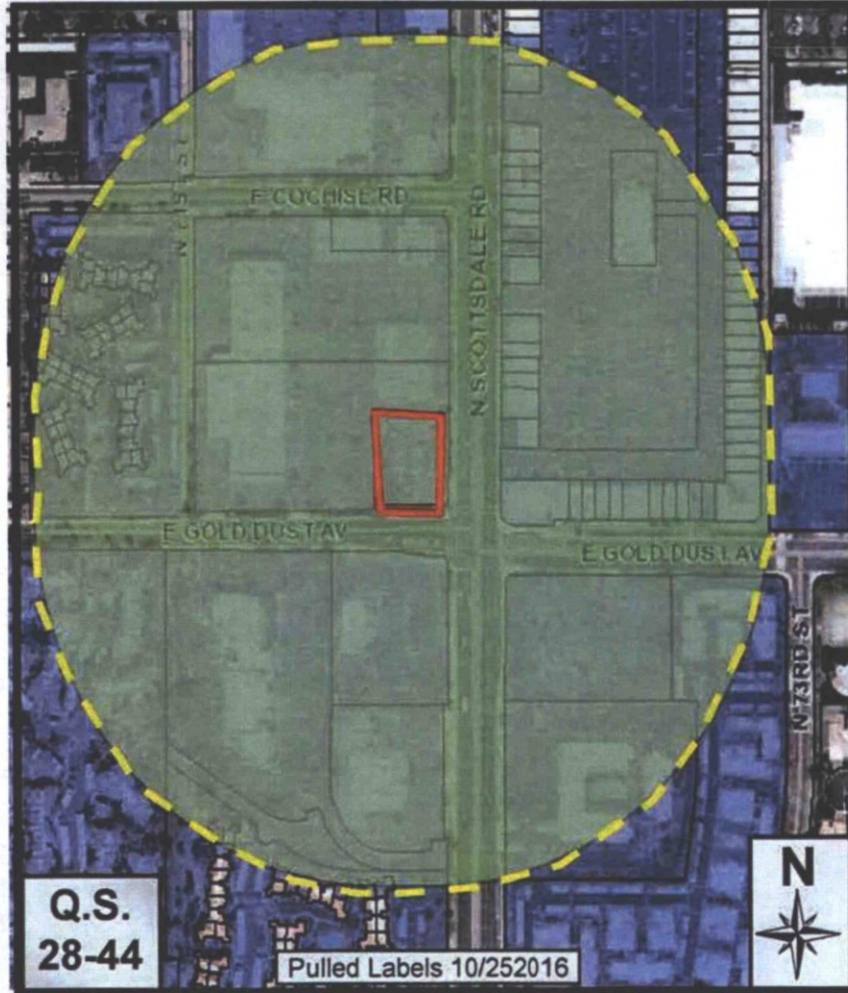
David Cisiweski

Attachments: Proposed Site Plan

ATTACHMENT #6

City Notifications – Mailing List Selection Map

Attachment 7



Map Legend:



Site Boundary



Properties within 750-feet

Postcards - 178

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Circle K

10-UP-2016



Approved 5/24/17 (CS)

**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MAY 10, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
David Brantner, Vice Chair
Matt Cody, Commissioner
Prescott Smith, Commissioner
Ali Fakh, Commissioner
Michael J. Minnaugh, Commissioner

ABSENT: Larry S. Kush, Commissioner

STAFF: Tim Curtis
Joe Padilla
Lorraine Castro
Casey Steinke
Brad Carr
Bryan Cluff
Keith Niederer

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of April 26, 2017 Regular Meeting Minutes including Study Session.

**VICE CHAIR BRANTNER MOVED TO APPROVE THE APRIL 26, 2017
REGULAR MEETING MINUTES, INCLUDING STUDY SESSION.**

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

SECONDED BY COMMISSIONER SMITH, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. 10-UP-2016 (Circle K)
Request by owner for an amendment to a Conditional Use Permit for a Gas Station redevelopment and expansion on a +/-41,398-square foot site with Highway commercial (C-3) zoning located at 10200 N. Scottsdale Rd. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is William Scarbrough, 602-850-8141.**
3. 7-UP-2017 (Crown Castle Days Inn and Suites)
Request by owner for a Conditional Use Permit for a new Type 4, Alternative Concealment Wireless Communication Facility (WCF) in the design of a +/- 62-foot, 6-inch tall artificial palm tree, located at the Days Inn and Suites Hotel at 7330 N. Pima Road with Multiple-family Residential, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Mark Sawyer, 480-550-2088.**

Item No's. 2 & 3: Recommended City Council approve cases 10-UP-2016 and 7-UP-2017, by a vote of 6-0; Motion by Vice Chair Brantner, per the staff recommended stipulations as revised, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Fakh.

REGULAR AGENDA

4. 2-AB-2017 (118th & Jomax)
Request by owner to abandon a 110-foot-wide Roadway and Public Utility Easement along the N. 120th Street alignment between E. Jomax road and E. Redbird Road, abandon 25-feet of Roadway and Public Utility Easement along the north side of E. Jomax Road between N. 118th Street and the N. 120th Street alignment, and abandon 15-feet of Roadway and Public Utility easement along the E. Redbird Road alignment, east of the dedicated but undeveloped cul-de-sac located east of the N. 121st Street alignment. **Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is John Berry, 480-385-2727.**
5. 25-ZN-2016 (118th & Jomax)
Request by owner for a Zoning District Map Amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL) and Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) (+/- 6.7 acres), (R1-70 ESL) (+/- 12.9 acres) and (R1-43 ESL) (+/- 47.7 acres) on +/- 68 acres of a +/- 80 acre site, located at

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the northeast corner of N. 118th Street and E. Jomax Road. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

Item No's. 4 & 5: Recommended City Council approve cases 2-AB-2017 and 25-ZN-2016, by a vote of 4-0; motion by Vice Chair Brantner, per the staff recommended stipulations, based upon the finding that the proposed Zoning District Map Amendment and Abandonment are consistent and conform with the adopted General Plan. 2nd by Commissioner Minnaugh. Commissioners Fakih and Smith recused themselves.

Request to speak cards: Guy Conte, James Wichterman, Richard Bailey, David Eigel, Bellinda Blumenthal, Alan Schlossberg

Written comment cards: Mark & Wanda Borin, Lisa Whetstone

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:06 p.m.

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