



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Steven Ester, Planner II

RE: Public Hearing and Possible Action on P21-0095 and P21-0096 Circle K at Riggs and Rittenhouse Conditional Use Permit and Site Plan, a request from Jodi Hammill (Land Development Consultants LLC) for a Conditional Use Permit (CUP) for fuel sales and Site Plan approval on approximately 2.04 acres located at the northwest corner of Riggs and Rittenhouse roads.

DATE: August 11, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0095 and P20-0096 Circle K at Riggs and Rittenhouse Conditional Use Permit and Site Plan, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of P21-0095 and P20-0096 Circle K at Riggs and Rittenhouse Conditional Use Permit and Site Plan, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future



Effective Government

SUMMARY

This proposal consists of a request from Jodi Hammill (Land Development Consultants LLC) for a Conditional Use Permit (CUP) for fuel sales and Site Plan approval on approximately 2.04 acres located at the northwest corner of Riggs and Rittenhouse roads.

HISTORY

May 20, 2020: The Town Council approved Ordinance 727-20, P19-0218 Schnepf Farms Annexation and Ordinance 728-20, P19-0032 Schnepf Farms Agritainment Rezoning, incorporating the property from Maricopa County and designating the zoning districts as AT/PAD (Agritainment) and C-2 (General Commercial).

PROJECT INFORMATION

Project Name:	Circle K at Riggs and Rittenhouse
Site Location:	NWC of Riggs and Rittenhouse roads
Current Zoning:	C-2 (General Commercial District)
General Plan Designation:	Special District 1: Agritainment
Surrounding Zoning:	
North	C-2 – Vacant Land EMP-A – Alliance Lumber
South	Riggs Road C-2 – Vacant Land R1-5/PAD - Harvest Queen Creek
East	Rittenhouse Road C-2 – Cell Tower Site
West	C-2 – Vacant Land
Net Acreage:	2.04 acres
Open Space Acreage:	Required – 15% (13,296 SF) Provided – 42% (37,404 SF)
Building Height:	30'-2" max
Building Area:	Convenience Store – 5,200 SF Fuel Canopy – 5,280 SF
Lot Coverage:	11.8%
Parking:	Required – 31 spaces Provided – 36 spaces

DISCUSSION

The proposed project is a Circle K convenience store with a Conditional Use Permit (CUP) for fuel sales and Site Plan approval on approximately 2.04 acres located at the northwest corner of Riggs and Rittenhouse roads. This site is the first portion to be split from an overall 18 acre parcel that was zoned C-2 with the Schnepf Farms Agritainment PAD

originally approved by the Town Council in May of 2020. In general, a variety of commercial uses are permitted under the Agritainment concept with a specific emphasis on agrarian-styled site components including the building architecture and landscaping. The intent of the aesthetic for commercial uses both under Agritainment and the South Specific Area Plan (SSAP) is to incorporate a farm-related spirit and heritage, while still promoting modern and functional commercial development that helps activate these unique areas.

In terms of surrounding zoning, the project site is bound on its north and west sides by C-2 zoned property that is a part of the Schnepf Farms Agritainment PAD. Directly south across Riggs Road, the future Harvest Commercial corner is zoned C-2 and the adjacent, residential Harvest Queen Creek subdivision is zoned R1-5/PAD. To the east of the site, Rittenhouse Road bounds the project with a small, triangular parcel zoned C-2 currently used for a cell tower site.

The site's overall design consists of a 5,200 SF convenience store with an associated 5,280 SF fueling canopy to accommodate eight (8) fueling pumps. Access is provided from a total of three (3) points: A direct entrance off Riggs Road, a shared full-access driveway further west off Riggs Road, and another shared access drive off Rittenhouse Road. With the future, surrounding commercial uses, the shared access drives will eventually tie into serve the neighboring sites for connectivity. The hours of operation will be 24 hours a day, 7 days a week. Architecturally, the style and theme of the building focus heavily on farm-related elements to align with the agrarian concept of Agritainment, incorporating a blend of standing seam metal roof and paneling, decorative farm door accenting, faux dormers, open wood trussing, and brick veneer. The intent is to capture the spirit of the farm activity that characterizes Schnepf Farms, while still allowing the modern functionality of the facilities needed for operation. All rooftop mechanical equipment is fully screened from view. The applicant is further adjusting the rooflines of the side and rear elevations to appear more architecturally integrated with the rest of the structure prior to final approval. A condition has been added requiring further design refinement.

For landscaping, there are thirty (30') foot wide buffers provided along the arterial Riggs and Rittenhouse road frontages that include a mixture of Red Push Pistache, Chinese Elm, and Live Oak trees typical of other developments within the South Specific Area Plan. Around the north and west edges, an approximately five (5') foot strip of landscaping is provided, as there is no specific buffering requirement between adjacent commercial-zoned uses. A variety of shrubs and groundcovers are proposed throughout the balance of the site internally, in addition to several planter boxes that will be designed into the front of the parking stall areas at the front of the store. Screen walls are placed around the parking and gas pump areas to shield vehicle headlights, and they include a three-material design consisting of a concrete cap, integral colored splitface CMU, and painted smoothface CMU.

ANALYSIS

Conditional Use Permit (CUP) Review:

The proposed gasoline station is considered “In-Vehicle Service Facilities” according to Article 6.10 of the Zoning Ordinance. All “In-Vehicle Service Facilities” are subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may by their nature, require special site and design considerations in order to insure that they are compatible with adjacent uses and community standards. The Planning Commission and ultimately the Town Council are charged with determining whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards.

Conditional Use review in the Zoning Ordinance sets forth approval criteria for evaluating a proposed Conditional Use (as outlined in Article 3.5 of the Zoning Ordinance) as provided below:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Response: *The proposed use will be in compliance with the General Commercial zoning district, and will advance the goals and objectives of the PAD land use for the Agritainment Special District. This project will service the community with desired goods and services, and is ideally suited to provide a transitional element at the intersection of two arterial roadways. The proposed use complies with all applicable provisions of Articles 5 and 6 per the Site Improvements as described in the Project Development Details of the narrative.*

2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

Response: *The architectural design of the convenience store and fuel canopy will be unique, reflecting the nature of the special Agritainment district. The building materials will include masonry construction, open truss wood frames, and standing seam metal roof. The store’s front will face south towards Riggs Road. The store will be one-story with a height of 24 feet, and a proposed cupola will reach approximately 30 feet. The fuel canopy will be in front of or south of the convenience store, also facing Riggs Road. The bottom of the canopy fascia will be 17.5 feet high, and the maximum height of the standing seam metal roof will reach 28.5 feet in height. Site screening walls will be provided along both frontages of Riggs Road and Rittenhouse Road. The screen walls will be 3-feet high in order to adequately screen the undercarriages of vehicles while at the fuel pumps or parked in the parking area. The*

wall will be constructed with a masonry type finish. A 6-foot high screen wall will be provided around the trash dumpster storage area, and will be constructed with masonry block walls and painted to complement the colors of the convenience store. Abundant landscaping will be provided throughout the site, along the interior perimeter as well as on both street frontages of the project. Plant materials will consist of trees and shrubs that are low or moderate water users.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Response: *Water and sewer service lines are existing and will be utilized for service to this parcel. As a part of this project, water extension lines will be stubbed out to the adjacent parcels to prevent future additional road cuts. Electric facilities by SRP and communication by Cox are provided in the adjacent right-of-way for this project. Riggs Road and Rittenhouse Road have been fully developed adjacent to this project. A new traffic signal has been installed at the intersection. On site fire protection for the project will be provided with fire sprinklers in both the convenience store and under the fuel canopy. A new onsite fire hydrant will be provided at the northeast corner of the project, and a new fire line extension will be provided to the north for future development.*

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Response: *The project will have three driveways to provide adequate access and circulation. One 40-foot-wide driveway will be established on Rittenhouse Road as a shared access driveway, to be shared with the future development to the north. This will be a right-in, right-out driveway. Two 35-foot-wide driveways will be provided along Riggs Road. The eastern driveway with direct access to the site will be a right-in, right-out restricted driveway to minimize traffic hazards, and a right turn lane will be provided. The western driveway will be a shared access driveway with future developments to the west and will offer a full access driveway.*

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

Response: *The project will not create dust, smoke, gas, fugitive light, glare, noise, offensive smells nor impact traffic on residential or commercial neighbors of more than ambient conditions and those that exist with the current use. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment.*

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.

Response: *The proposed use will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the properties in the immediate vicinity, nor will it impair property values within the neighborhood.*

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Response: *The project will provide the initial development of the Agritainment special district, setting the framework for future improvements to come. The products and services provided by the project will be supportive of all existing and future uses in the vicinity, and will enhance the orderly development of the district.*

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Response: *Circle K Stores Inc. prides itself on safe operation of high-quality convenience stores and gas stations in the Town of Queen Creek, and looks forward to opening a new, modern store on the northwest corner of Riggs Road and Rittenhouse Road. The project will bring new, enhanced consumer products and services to the area, and is not detrimental to the public's health, safety, morals, comfort, or general welfare.*

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Response: *The developer for the Agritainment development has foreseen the need for the offerings of a convenience store/gas station, as similar services are not provided at this highly travelled intersection. The neighborhood outreach has not identified any individual interests that claim to be adversely affected by the proposed use.*

General Plan Review: The current General Plan designation for this property is Special District 1: Agritainment. The Agritainment category was created to celebrate the agricultural character of the Town and conserve those assets that contribute to the Town's unique agrarian history. This designation also helps to further codify the Town's SSAP,

which highlights Schnepf Farms as one of three properties under the Agritainment land use category. The current site plan request is in compliance with the 2018 General Plan, and aligns with the land uses envisioned for this acreage of Schnepf Farms as part of the Special District 1: Agritainment designation.

Zoning Review: The current zoning designation of the property is C-2 (General Commercial) established under the overall Schnepf Farms PAD. The applicant is requesting a Conditional Use Permit to allow fuel sales, as set forth within the Town of Queen Creek Zoning Ordinance. Furthermore, this C-2 zoning district is consistent with the Agritainment architectural style outlined in the Schnepf Farms PAD, and complies with the provisions of the Zoning Ordinance, South Specific Area Plan (SSAP), and Ordinance 728-20.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address any applicable development requirements for this project.

Landscape / Open Space Review: In the C-2 zoning district, a total of 15% (13,296 SF / 0.31 acres) open space is required. A total of 42% (37,404 SF / 0.86 acres) is proposed. It is important to note that additional landscaping will be provided along the entire Rittenhouse Road frontage beyond the Circle K site to complete the parent parcel's overall improvements along the arterial roadway.

Signage: The applicant has indicated that future monuments in the spirit of Schnepf Farm's Agritainment theme will be brought forth for Staff to review accordingly. All signage shall be approved under separate permitting.

PUBLIC PARTICIPATION

With the outbreak of COVID-19, in-person Neighborhood Meetings were temporarily suspended. Input from the surrounding community is important to the overall public hearing process, and the Town recognizes the vital importance that public comment provides. As such, the applicant sent a Neighborhood Meeting notification letter to all property owners within the required 900-foot notification buffer, along with specific details of the case. Neighborhood Meeting signs were posted on the site with information pertaining to the proposed application, including contact information for the applicant and Town representative with a link to Town's Planning website for more details on the request. The virtual Neighborhood Meeting was held on June 17th, 2021. One (1) resident participated in the meeting with no opposition, but asked general questions related to the following:

- Why was this site's location chosen when there are other gas stations nearby?

- Would a traffic signal be needed at the entrances?

After discussing the resident's questions, the applicant concluded the virtual meeting and thanked the resident for his participation. A Neighborhood Meeting summary is included as an attachment for reference.

Following the neighborhood meeting, Staff received one (1) phone call from a resident in opposition to the proposal, citing concern over its location and potential effects to the Harvest Queen Creek subdivision slightly southwest of the project site. Two (2) additional emails were also received in opposition to the project with similar concerns. Staff will continue to update the attached public comment record as necessary.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to cases P21-0095 and P21-0096, as outlined in the staff memo, and all the provisions of the Zoning Ordinance applicable to this case.
2. This project shall be developed in accordance with all Conditions of Approval outlined in Ordinance 728-20, P19-0032 Schnepf Farms Agritainment Rezoning.
3. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main colors of the buildings or to blend in with adjacent landscaping.
4. All signage shall be reviewed and approved under separate permitting.
5. Landscaping shall be provided along the entire frontage of Rittenhouse Road, as part of the review and approval of final construction drawings.
6. Building elevations reflecting the updated roof design shall be provided prior to any final approval by the Town Council.
7. Any gasoline tank vent piping shall be screened from arterial streets and public view.
8. For any offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
9. Both the access onto Rittenhouse Road and the easternmost access onto Riggs Road shall be limited to right-in, right-out only.

ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit
3. Current Zoning Map Exhibit
4. Project Narrative
5. Site Plan
6. Landscape Plan
7. Building Elevations
8. Neighborhood Meeting Summary
9. Public Comments

Project Name: Circle K at Riggs and Rittenhouse Aerial Exhibit

Case Number: P21-0095 and P21-0096

Hearing Date: August 11, 2021 (Planning Commission)

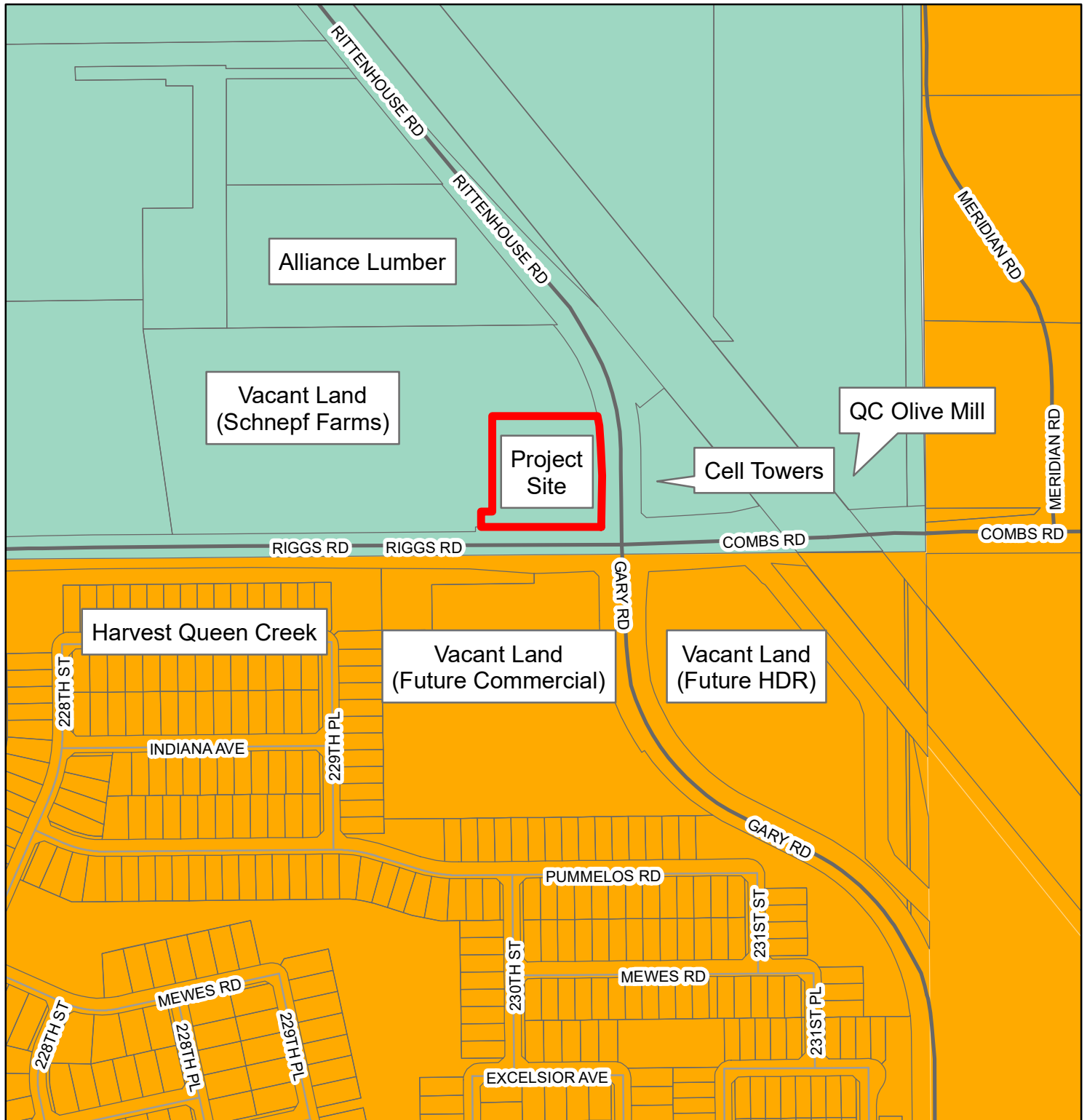


Project Name: Circle K at Riggs and Rittenhouse General Plan Exhibit

Case Numbers: P21-0095 and P21-0096



Hearing Date: August 11, 2021 (Planning Commission)



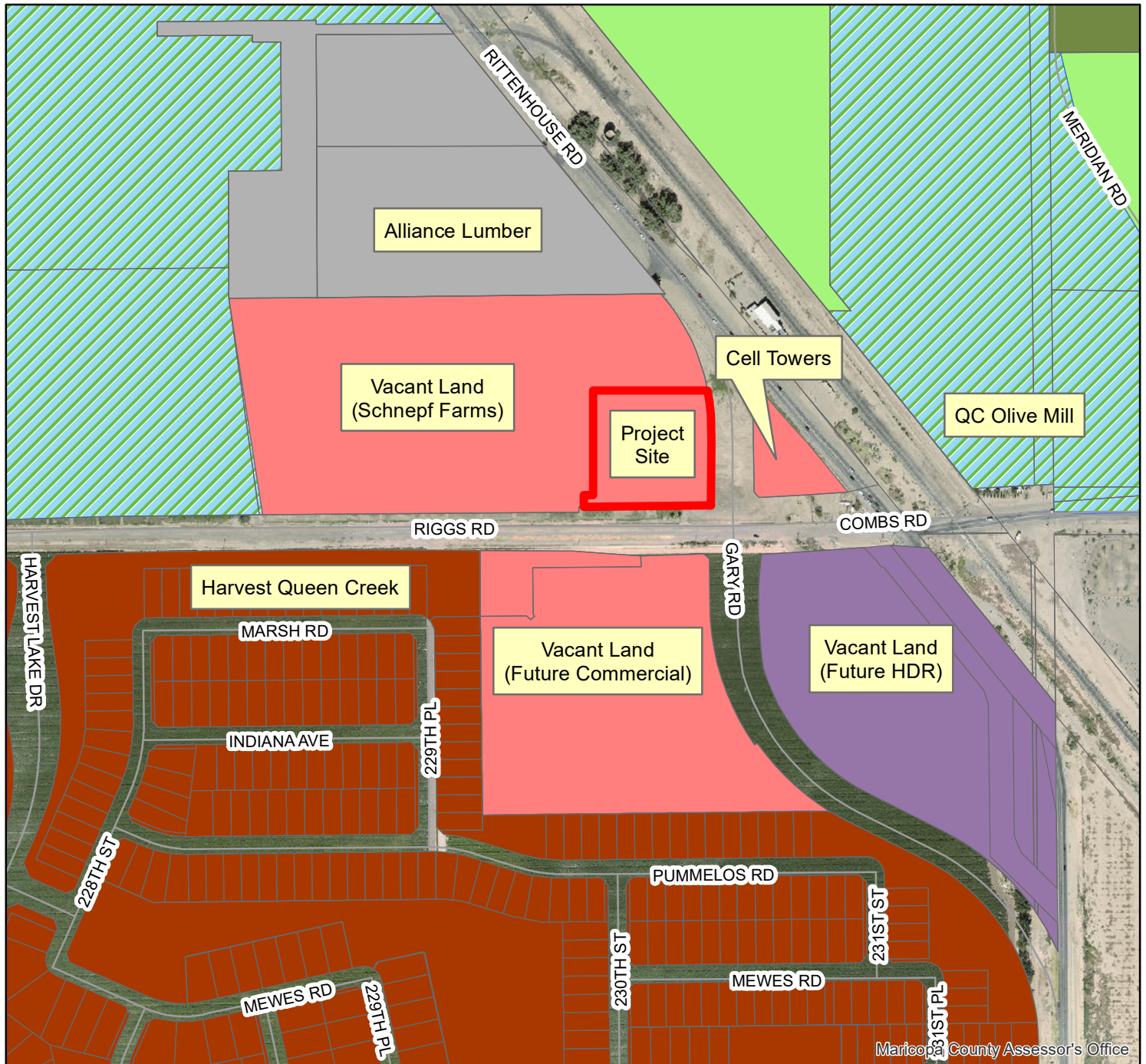
General Plan Land Use

- | | | | |
|----------------------------------|------------|--------------------|--------------------|
| Special District 1: Agritainment | Urban | Open Space | Special District 4 |
| Rural | Commercial | Special District 2 | |
| Neighborhood | Industrial | Special District 3 | |

Project Name: Circle K at Riggs and Rittenhouse Current Zoning Map Exhibit


























Case Numbers: P21-0095 and P21-0096

Hearing Date: August 11, 2021 (Planning Commission)



Maricopa County Assessor's Office

Zoning Districts

 C-1 - Commercial	 PQP - Public/Quasi-Public	 R1-6 - Residential	 R1-18 - Residential
 C-2 - Commercial	 RC - Recreation/Conservation	 R1-7 - Residential	 R1-35 - Residential
 C-3 - Commercial	 MDR - Residential	 R1-8 - Residential	 R1-43 - Residential
 TC - Commercial	 HDR	 R1-9 - Residential	 R1-54 - Residential
 EMP A - Office/Industrial Park	 R1-4 - Residential	 R1-12 - Residential	 R1-190 - Residential
 EMP B - General Industrial	 R1-5 - Residential	 R1-15 - Residential	 PCD - Planned Community
			 AT - Agritainment

Project Narrative

For



2.1 acres

NWC of Riggs Road & Rittenhouse Road

CUP P21-0095 & Site Plan P21-0096

Submitted by:



Submitted on Behalf of:

Circle K Stores, Inc.

and

Cloud Ranches Limited Partnership

Submitted to:

Town of Queen Creek Planning Division

22358 S. Ellsworth Road

Queen Creek, AZ 85142

June 21, 2021

Purpose of Request

The purpose of this request is to present a Site Plan Review and request a Conditional Use Permit to allow fuels sales in relation to the development of this property.

The property, which is the subject of this application for Site Plan Review and Conditional Use Permit is located at the northwest corner of Riggs Rd and Rittenhouse Rd as shown in the aerial photo below and more specifically identified as the southeast portion of APN #304-94-980B. The site will be more specifically described with a legal description upon recordation of the associated Lot Split application. The property is agricultural land and is zoned C-2, General Commercial and is identified in the General Plan Special District 1: Agritainment.



Project Description

The proposed Circle K project will include the construction of a new 5,200 square-foot convenience store and 5,280 square-foot fuel canopy with 8 fuel-dispensing pumps. The parking lot contains ample room for customer parking and vehicle maneuvering and the development will be well landscaped. Access to the Circle K store will be provided via a driveway on Riggs Road, a shared full-access driveway further west on Riggs Road, and a shared access drive on Rittenhouse Road. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.

The architectural design of the convenience store and fuel canopy will be unique, reflecting the nature of the special Agritainment district. The building materials will include masonry construction, open truss wood frames, and standing seam metal roof. This project will provide desirable goods and services to this area as it continues to develop and grow.

Existing Site Conditions and Relationship to Surrounding Properties

The existing property is approximately 6 acres of vacant, agricultural land. Rittenhouse Road was recently improved to provide alternate access to Riggs Road and south to new commercial and residential developments along Gary Road. Riggs Road has been recently improved as an arterial road. North of the property is a lumber yard/distribution center, and north of that is Schnepf Farms. To the east is electric facilities and cell phone tower facilities, and beyond that is the Union Pacific Railroad property. Vacant land to the south is proposed as a residential development, and the land to the west is agricultural use.

The table below summarizes

Direction	Zoning	General Plan Land Use	Existing Use
Project Site	C-2	Agritainment	Vacant, Agriculture
North	Emp A	Agritainment	Lumber Yard
East	Emp A	Agritainment	Comm Equipment/Utilities
South	R1-5	Neighborhood	Vacant/Developing Residential
West	R1-18	Agritainment	Agricultural

Proposed Development Details

Accessibility:

- The project will have three driveways to provide adequate access and circulation.
 - One driveway will be established on Rittenhouse Road as a shared access driveway, to be shared with the future development to the north. This will be a right-in, right-out driveway.
 - Two driveways will be provided along Riggs Road. The eastern driveway with direct access to the site will be a right-in, right-out driveway. The western driveway will be a shared access driveway with future developments to the west and will offer a full access driveway.
 - A pedestrian pathway will be a striped ADA pathway from the store front sidewalk to the public sidewalk on Rittenhouse Road. This is the shortest distance to directly access a public walkway, and only crosses one driveway.

Parking and Circulation:

- This project will provide 36 on-site parking spaces adjacent to the convenience store. This number of parking spaces includes 2 Accessible spaces, and exceeds the minimum requirement of 31 parking spaces. All spaces shall be 10'x20', and Accessible spaces shall be 16'x20'.
 - Two loading spaces will be provided for vendor parking in the rear of the store, in the space in front of the trash dumpster enclosure.
- The fuel station servicing points shall be spaced 28-feet apart, and ample circulation around the fuel canopy will be provided.

Site Lighting:

- This project will be well lit for safety and security purposes. All light fixtures will be installed to only provide site lighting as needed, and shielding will be installed as needed to minimize light pollution outside of the project site.

- Site lighting will be located in strategic locations through and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties.
- The exterior of the convenience store will have wall-mounted LED light fixtures at each entrance, plus the store front will be illuminated by several recessed lighting fixtures to provide downlighting at the store's main entrance.
- The area under the fuel canopy will be well lit with flush-mounted LED soffit fixtures. These light fixtures have a slim, low-profile design and are specifically designed for downlighting under fuel canopies.

Conformance to the character of the neighborhood, within the same zoning district:

- The architectural design of the convenience store and fuel canopy will be unique, reflecting the nature of the special Agritainment district. The building materials will include masonry construction, open truss wood frames, and standing seam metal roof.
 - The convenience store front will face south towards Riggs Road. The store will be one-story with a height of 24 feet, and a proposed cupola will reach approximately 30 feet.
 - The fuel canopy will be in front of or south of the convenience store, also facing Riggs Road. The bottom of the canopy fascia will be 17.5 feet high, and the maximum height of the standing seam metal roof will reach 28.5 feet in height.
- Site Screening and Landscaping:
 - Site screening walls will be provided along both frontages of Riggs Road and Rittenhouse Road. The screen walls will be 3-feet high in order to adequately screen the undercarriages of vehicles while at the fuel pumps or parked in the parking area. The wall will be constructed with a masonry type finish. A 6-foot high screen wall will be provided around the trash dumpster storage area, and will be constructed with masonry block walls and painted to complement the colors of the convenience store
 - Abundant landscaping will be provided throughout the site, along the interior perimeter as well as on both street frontages of the project. Plant materials will consist of trees and shrubs that are low or moderate water users.
- The Circle K branded signs for the store and fuel canopy will be constructed under a separate permit, but details are provided in this application for reference.
 - There will be a 11-foot high monument sign on each street frontage. Materials and colors will be compatible with the architectural elements of the store and fuel canopy.
 - One Circle K sign will be centered on the fuel canopy, and one Circle K sign will be on the front of the store, with a smaller Circle K emblem on the east side of the store.
- The owner of the property, Cloud Ranches, will be providing the plans for a monument on the parcel southeast corner. This monument will demonstrate the agricultural heritage of the region and may include a tractor or other farming equipment, and will be constructed under separate permit.

Adequate Facilities and Utilities:

- Riggs Road and Rittenhouse Road have been fully developed adjacent to this project. A new traffic signal has been installed at the intersection.
- Water and sewer service lines are existing and will be utilized for service to this parcel.
 - As a part of this project, water extension lines will be stubbed out to the adjacent parcels to prevent future additional road cuts.
- Electric facilities by SRP and communication by Cox are provided in the adjacent right-of-way for this project.

Safety/Security

- This project is designed to provide adequate circulation with wide drives, enabling safe vehicle movement in and around the fueling pumps, as well as safe backing of parked vehicles.
 - The driveways have adequate depth for incoming vehicles to move to parking or a fueling station and not block or stack up at the entrance driveways.
- Ample parking is provided for frequent arrivals and departures to operate in a routine manner.
- This store will be open 24 hours a day, 7 days a week with a minimum of three employees onsite at all hours.
- Outdoor lighting will be provided to adequately light the project for safety and security, and will be properly shielded to prevent light trespassing beyond the property boundaries.

Suitability to Adjacent Development

- The proposed use as a convenience store with gas station will support the needs of this growing community.
- As this well-traveled intersection is not currently serviced by similar facilities, Circle K will bring desirable goods and services to the existing commercial uses and proposed residential developments as well as the other travelling public.

Conditional Use Criteria

1. The proposed Conditional Use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

- The proposed use will be in compliance with the General Commercial zoning district, and will advance the goals and objectives of the PAD land use for the Agritainment special district. This project will service the community with desired goods and services and is ideally suited to provide a transitional element at the intersection of two arterial roadways.

	C-2/PAD Requirement	Circle K Provided
Min Lot Width	50' / --	
Min Lot Depth	100' / --	
Max Lot Coverage	60% / 60%	
Max Bldg Height	48' / 110'	
Min Front Yard Setback	0' / 0'	
Min Side Yar Setback	0' / 0'	
Min Rear Yar Setback	15' / 0'	
Min Open Space Req'd	15% / 15%	
Perim Landscape Buffer	-- / 15'	

- The proposed use complies with all provisions of Article 5 per the Site Improvements as described in the Project Development Details section above.
- Performance standards outlined in Article 6 do not apply to this proposed use.

2. The proposed Conditional Use shall conform to the character of the neighborhood, within the same zoning district, in which it is located in. Consideration shall be given to the location, type and height of building or structures and the type and extent of landscaping and screening on the site.

- The architectural design of the convenience store and fuel canopy will be unique, reflecting the nature of the special Agritainment district. The building materials will include masonry construction, open truss wood frames, and standing seam metal roof.
 - The convenience store front will face south towards Riggs Road. The store will be one-story with a height of 24 feet, and a proposed cupola will reach approximately 30 feet.
 - The fuel canopy will be in front of or south of the convenience store, also facing Riggs Road. The bottom of the canopy fascia will be 17.5 feet high, and the maximum height of the standing seam metal roof will reach 28.5 feet in height.
- Site Screening and Landscaping:
 - Site screening walls will be provided along both frontages of Riggs Road and Rittenhouse Road. The screen walls will be 3-feet high in order to adequately screen the undercarriages of vehicles while at the fuel pumps or parked in the parking area. The wall will be constructed with a masonry type finish. A 6-foot high screen wall will be provided around the trash dumpster storage area, and will be constructed with masonry block walls and painted to complement the colors of the convenience store
 - Abundant landscaping will be provided throughout the site, along the interior perimeter as well as on both street frontages of the project. Plant materials will consist of trees and shrubs that are low or moderate water users.
- The Circle K branded signs for the store and fuel canopy will be constructed under a separate permit, but details are provided in this application for reference.
 - There will be a 11-foot high monument sign on each street frontage. Materials and colors will be compatible with the architectural elements of the store and fuel canopy.
 - One Circle K sign will be centered on the fuel canopy, and one Circle K sign will be on the front of the store, with a smaller Circle K emblem on the east side of the store.
- The owner of the property, Cloud Ranches, will be providing the plans for a monument on the parcel southeast corner. This monument will demonstrate the agricultural heritage of the region and may include a tractor or other farming equipment, and will be constructed under separate permit.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

- Water and sewer service lines are existing and will be utilized for service to this parcel.
 - As a part of this project, water extension lines will be stubbed out to the adjacent parcels to prevent future additional road cuts.
- Electric facilities by SRP and communication by Cox are provided in the adjacent right-of-way for this project.
- Riggs Road and Rittenhouse Road have been fully developed adjacent to this project. A new traffic signal has been installed at the intersection.
- The project will have three driveways to provide adequate access and circulation.
 - One driveway will be established on Rittenhouse Road as a shared access driveway, to be shared with the future development to the north. This will be a right-in, right-out driveway.
 - Two driveways will be provided along Riggs Road. The eastern driveway with direct access to the site will be a right-in, right-out driveway. The western driveway will be a shared access driveway with future developments to the west and will offer a full access driveway.
 - A pedestrian pathway will be a striped ADA pathway from the store front sidewalk to the public sidewalk on Rittenhouse Road. This is the shortest distance to directly access a public walkway, and only crosses one driveway.

- On site fire protection for the project will be provided with fire sprinklers in both the convenience store and under the fuel canopy. A new onsite fire hydrant will be provided at the northeast corner of the project, and a new fireline extension will be provided to the north for future development.

4. *Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.*

- The project will have three driveways to provide adequate access and circulation.
 - One 40-foot-wide driveway will be established on Rittenhouse Road as a shared access driveway, to be shared with the future development to the north. This will be a right-in, right-out driveway.
 - Two 35-foot-wide driveways will be provided along Riggs Road. The eastern driveway with direct access to the site will be a right-in, right-out restricted driveway to minimize traffic hazards, and a right turn lane will be provided. The western driveway will be a shared access driveway with future developments to the west and will offer a full access driveway. A

5. *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.*

- The project will not create dust, smoke, gas, fugitive light, glare, noise, offensive smells nor impact traffic on residential or commercial neighbors of more than ambient conditions and those that exist with the current use.
- The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment.

6. *The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.*

- The proposed use will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the properties in the immediate vicinity, nor will it impair property values within the neighborhood.

7. *The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

- The project will provide the initial development of the Agritainment special district, setting the framework for future improvements to come. The products and services provided by the project will be supportive of all existing and future uses in the vicinity and will enhance the orderly development of the district.

8. *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

- Circle K Stores Inc. prides itself on safe operation of high-quality convenience stores and gas stations in the Town of Queen Creek and looks forward to opening a new, modern store on the northwest corner of Riggs Road and Rittenhouse Road.
- The project will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the public health, safety, morals, comfort or general welfare.

9. *The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

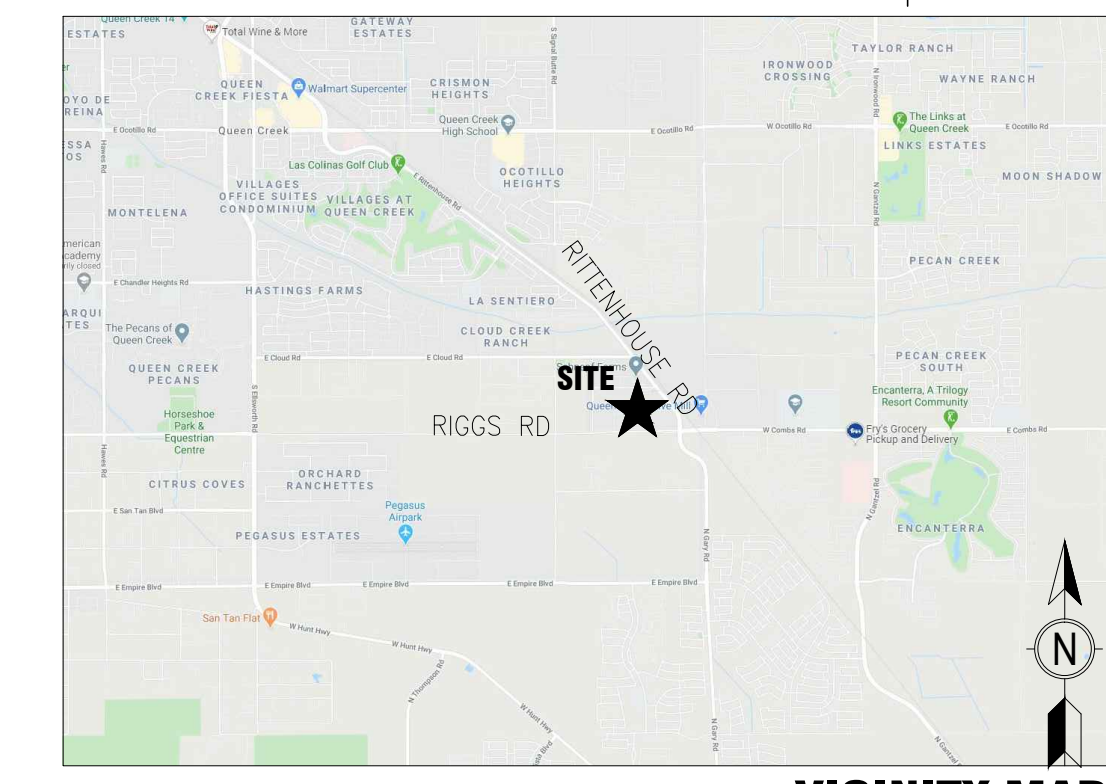
- The developer for the Agritainment development has foreseen the need for the offerings of a convenience store/gas station as similar services are not provided at this highly travelled intersection.
- The neighborhood outreach has not identified any individual interests that claim to be adversely affected by the proposed use.

Summary

The proposed development will bring a new and aesthetically pleasing facility to this developing neighborhood. Circle K believes the project will bring new, enhanced consumer products and services to the residents of the Town of Queen Creek, its visitors, and surrounding communities and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust vibration or illumination. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, Circle K believes that the project meets the general intent and purpose of the Queen Creek Zoning Ordinance.

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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
05/26/20	PREP SP-1
08/24/20	PREP SP-2
10/12/20	PREP SP-3
12/15/20	PREP SP-4
04/07/21	PREP SP-5
04/21/21	REV SP-5
06/14/21	PREP SP-6



VICINITY MAP

OWNER:
CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9907
CONTACT: MIKE SCARBROUGH

ARCHITECT:
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC RIGGS ROAD & RITTENHOUSE ROAD, QUEEN CREEK, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 8 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: TOWN OF QUEEN CREEK, AZ
EXISTING ZONING: C-2/PAD (GENERAL COMMERCIAL)
EXISTING GENERAL PLAN: SPECIAL DISTRICT: AGRITAINMENT

MAX. BLDG HEIGHT ALLOWED: 48' BLDG HEIGHT PROVIDED: 23'-0"

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 15'

SITE DATA

PARCELS: A PORTION OF APN: 304-94-980B

CIRCLE K NET SITE AREA: ± 2.041 AC (± 88,922 SF)
REMAINING PARCEL: ±16.016 AC (± 697,653 SF)
TOTAL GROSS SITE AREA: ±18.057 AC (± 786,575 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 5,200 SF
FUEL CANOPY AREA: 5,280 SF
CIRCLE K SITE COVERAGE (BASED ON 5,200 SF BLDG AREA PLUS 5,280 SF FUEL CANOPY AREA AND ±2.041 AC OF NET SITE AREA): ±11.8% (5,135 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
CONVENIENCE STORE: 6 SP/1000 SF: 31 SP

CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES: 34 SP
ACCESSIBLE PARKING SPACES: 2 SP
TOTAL CIRCLE K PARKING PROVIDED: 36 SP

BICYCLE PARKING PROVIDED: 2 SP
VENDOR PARKING PROVIDED: 2 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA LAND TITLE SURVEY PREPARED BY BAUER LAND SURVEYING, LLC, DATED 10-01-2020, AND AN AERIAL.

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

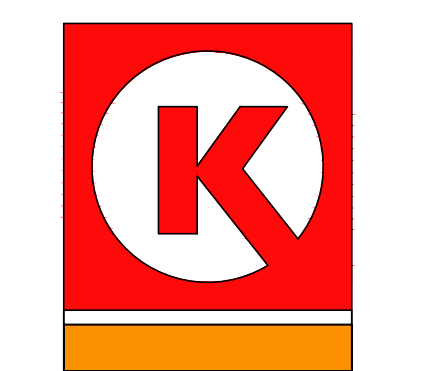
PROJECT NAME

CIRCLE K STORE #

QUEEN CREEK, ARIZONA
NWC RIGGS ROAD & RITTENHOUSE ROAD



LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
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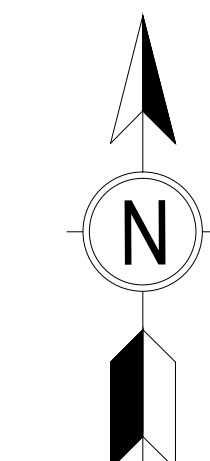
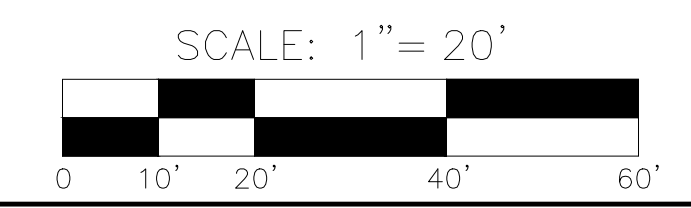
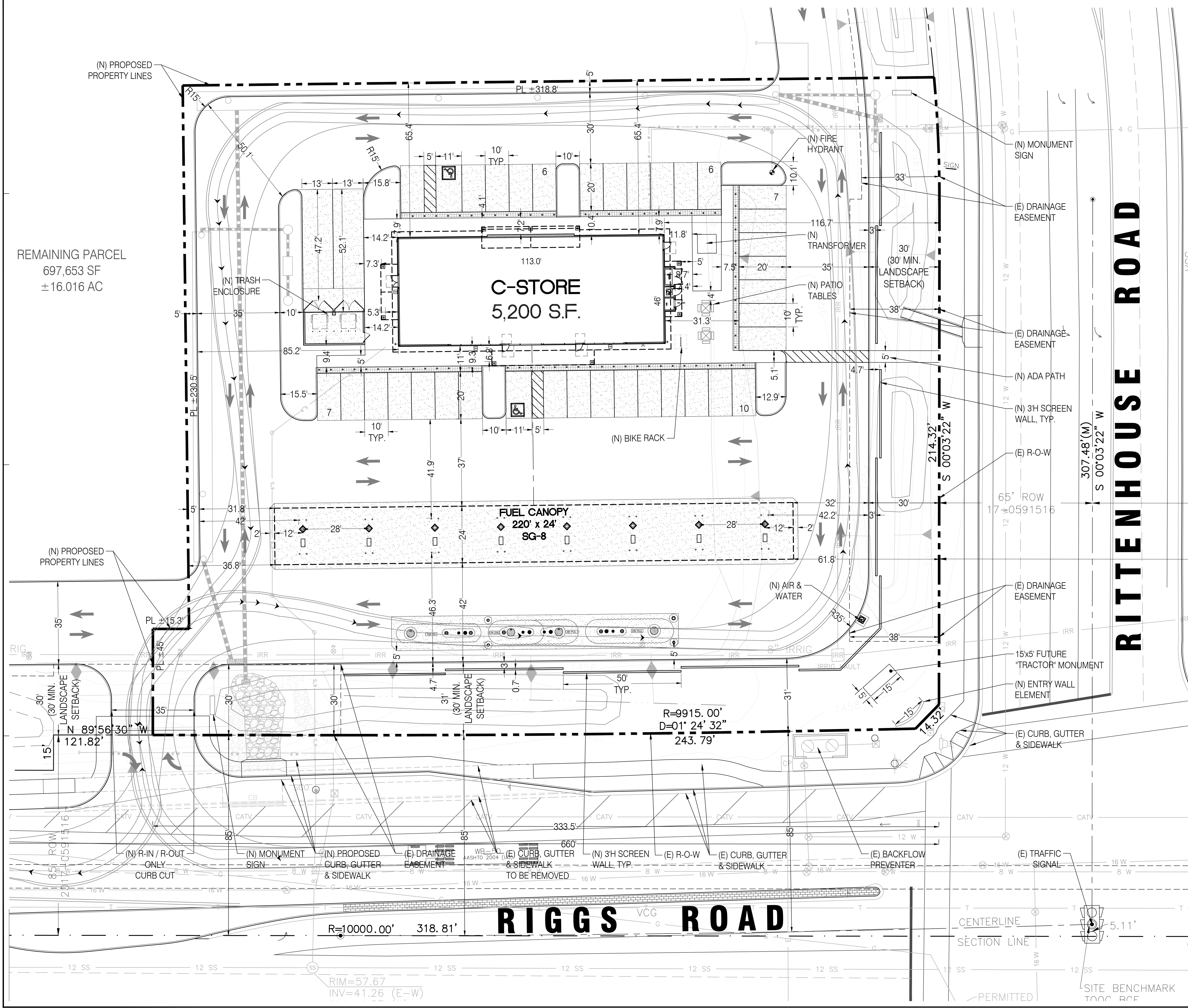
SHEET TITLE
SITE PLAN

SHEET NUMBER

SP-6.1

CIRCLE K STORE SITE PLAN

NWC RIGGS ROAD & RITTENHOUSE ROAD, QUEEN CREEK, AZ



CIRCLE K STORE SITE PLAN

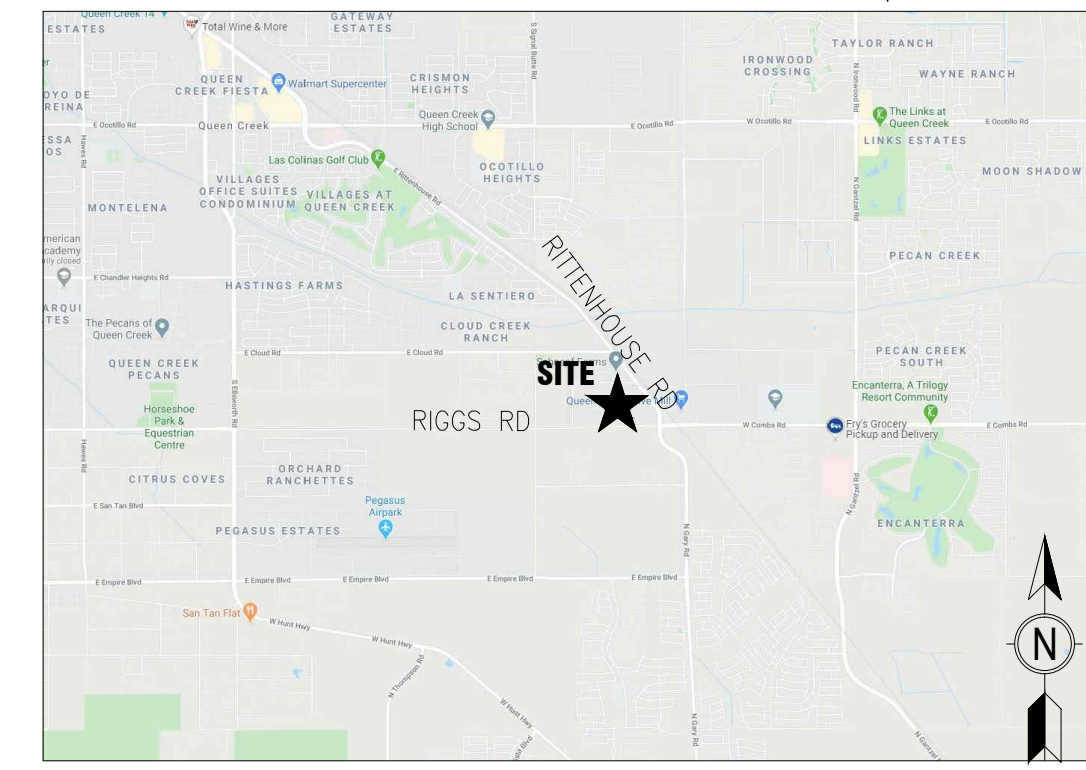
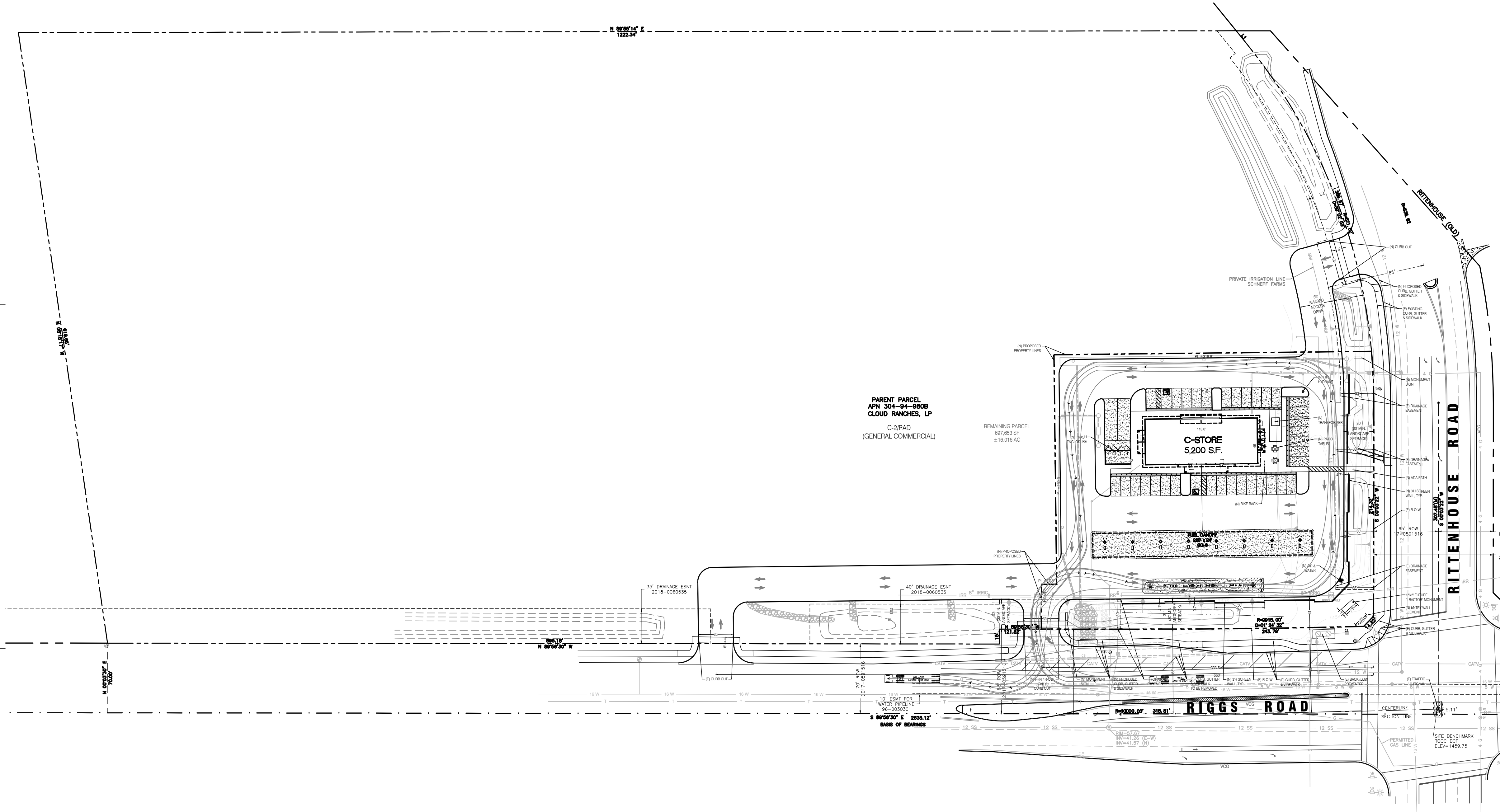
NWC RIGGS ROAD & RITTENHOUSE ROAD, QUEEN CREEK, AZ

EMP A
(OFFICE/INDUSTRIAL PARK)

PARENT PARCEL
APN 304-94-980B
CLOUD RANCHES, LP
C-2/PAD
(GENERAL COMMERCIAL)

REMAINING PARCEL
697,653 SF
±16.016 AC

R1-5
(URBAN DEVELOPMENT)



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1120 WEST WARNER ROAD
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BUILDING AREA

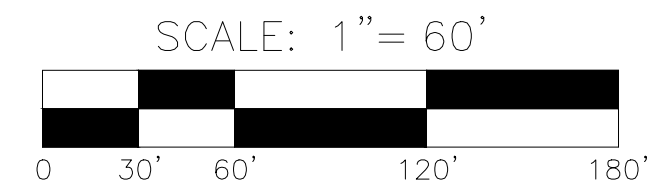
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04/21/21	REV SP-5
06/14/21	PREP SP-6

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

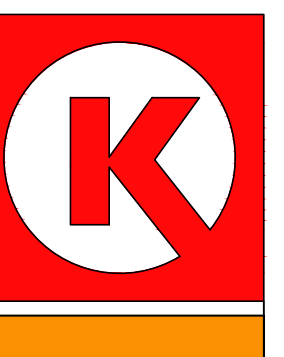
PROJECT NAME

**CIRCLE K
STORE #**

**QUEEN CREEK,
ARIZONA
NWC RIGGS ROAD
& RITTENHOUSE ROAD**



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028

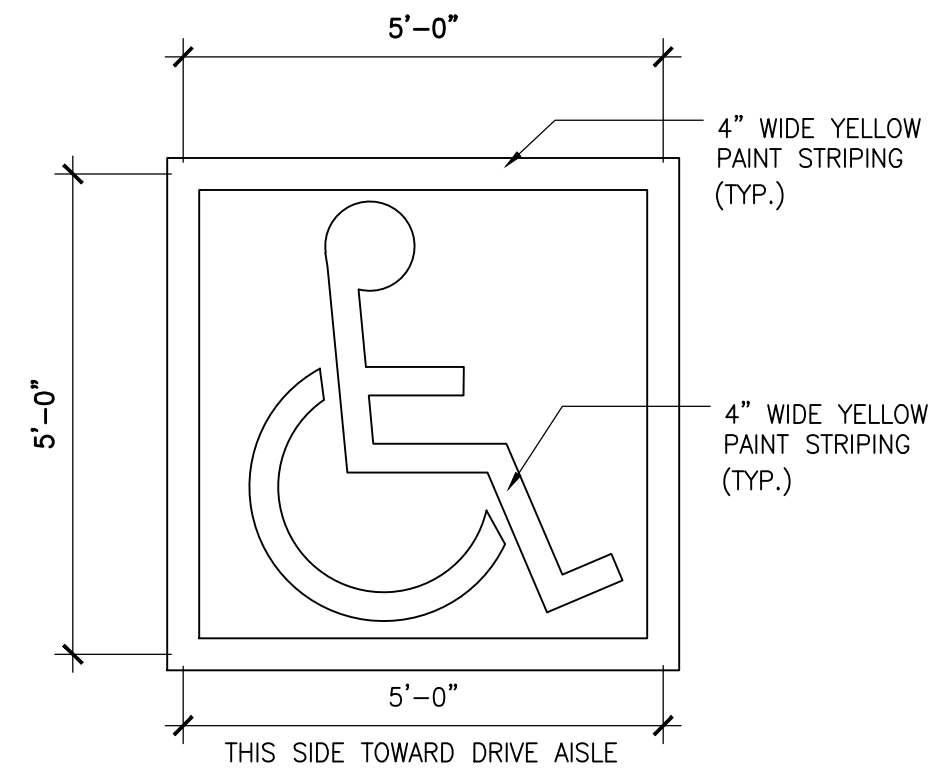


CIRCLE K STORES INC.

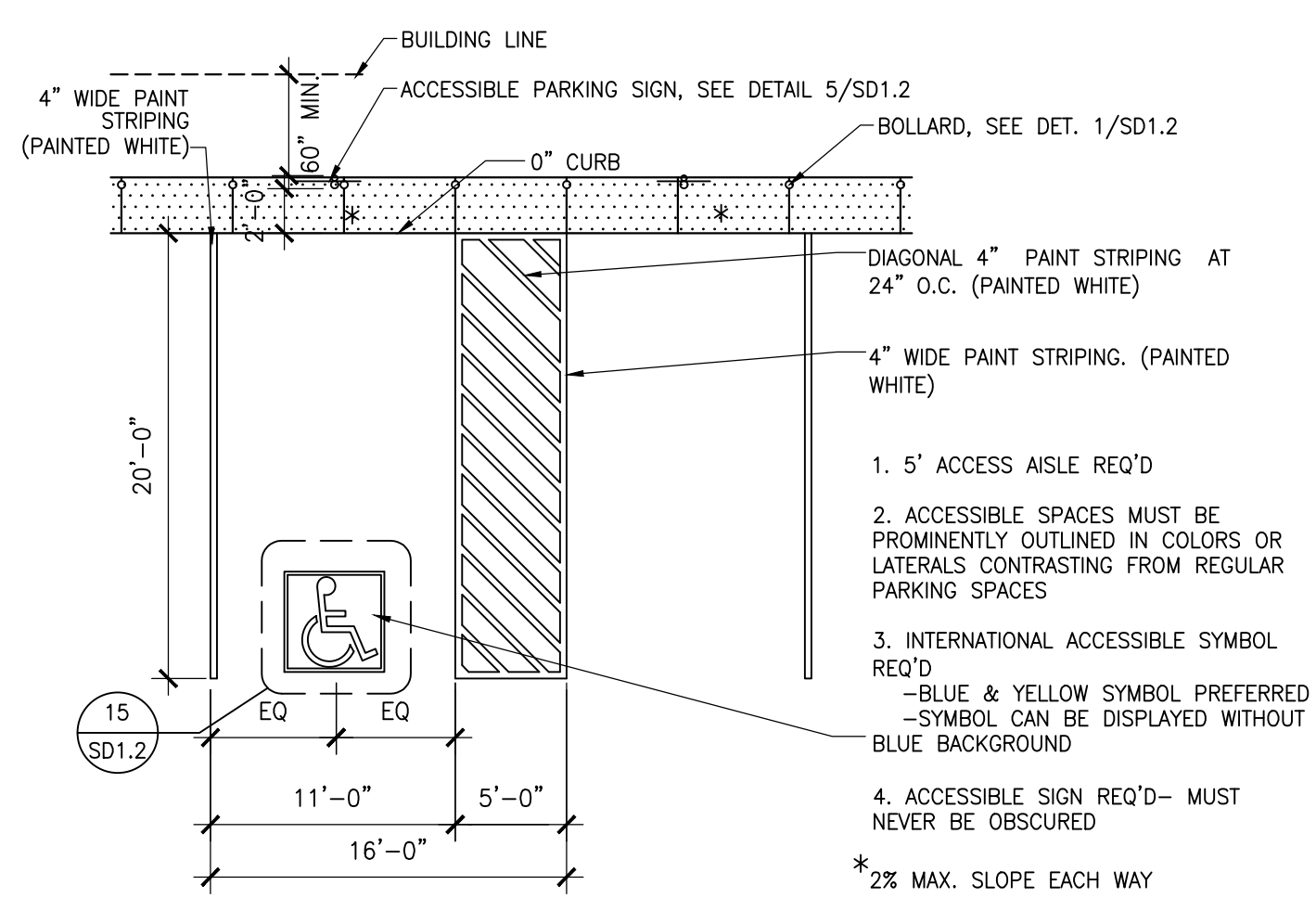
PROJECT NUMBER
20200594.0

SHEET TITLE
OVERALL SITE PLAN

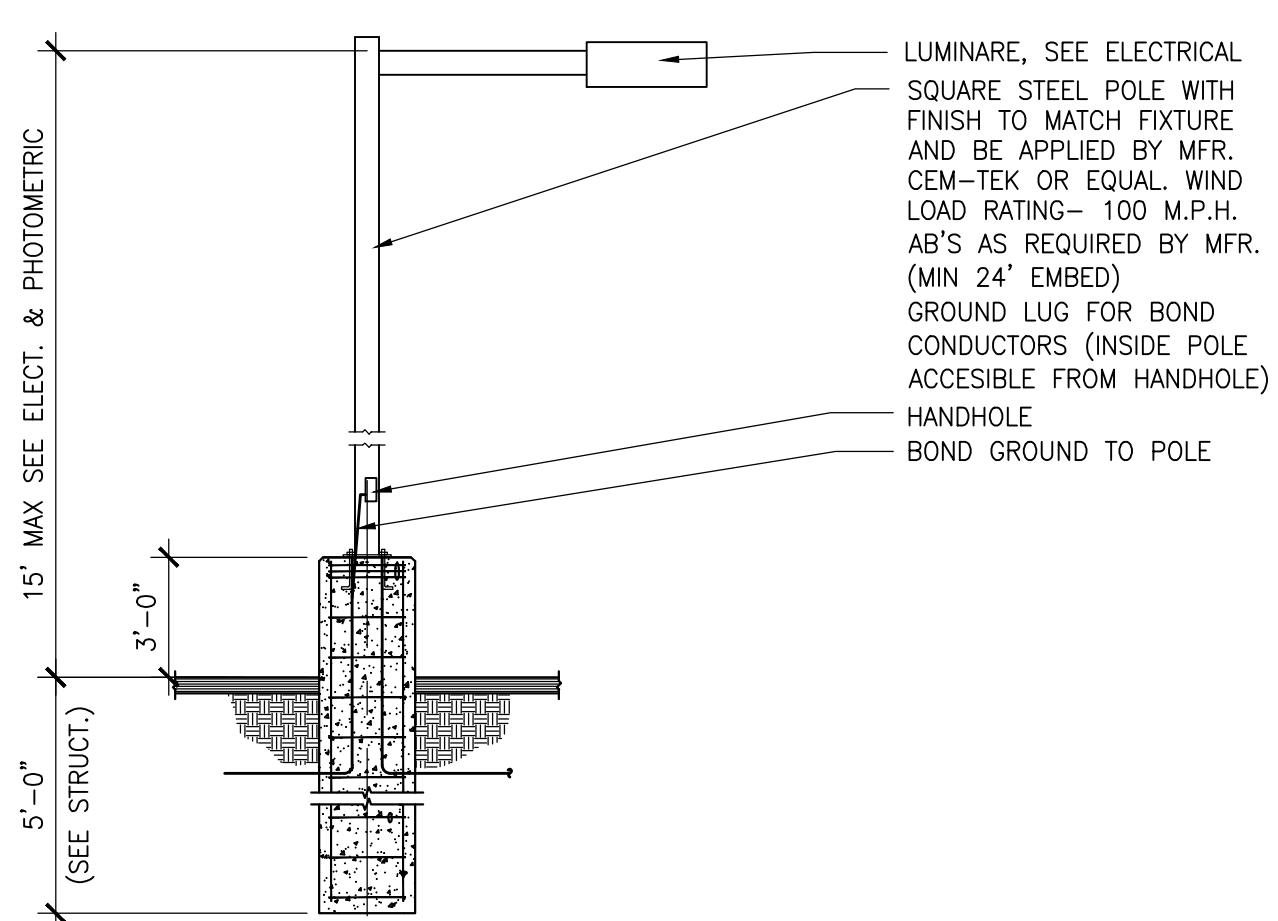
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SP-6.2



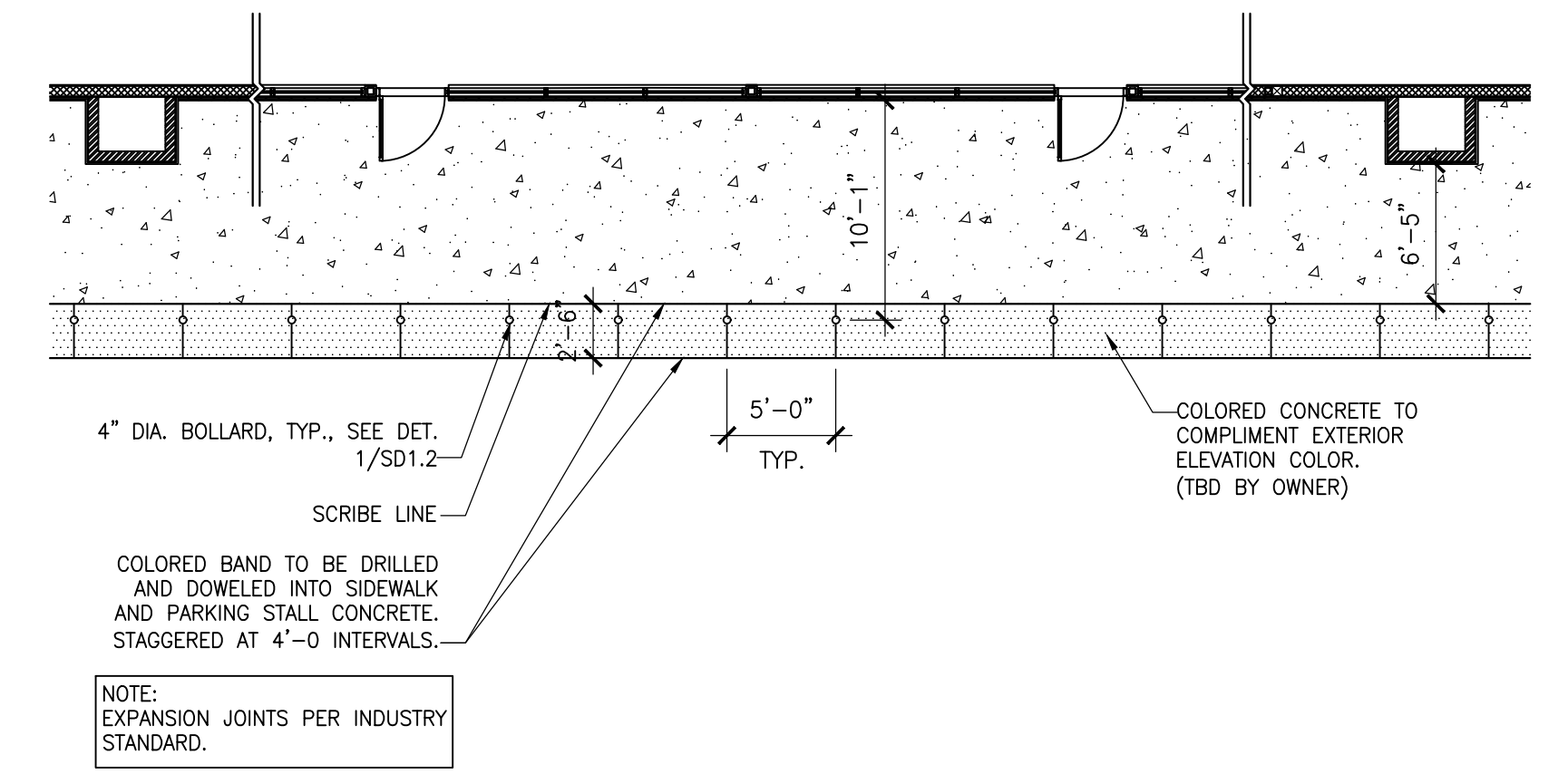
15 ACCESSIBLE PARKING SYMBOL
1/2"=1'-0"



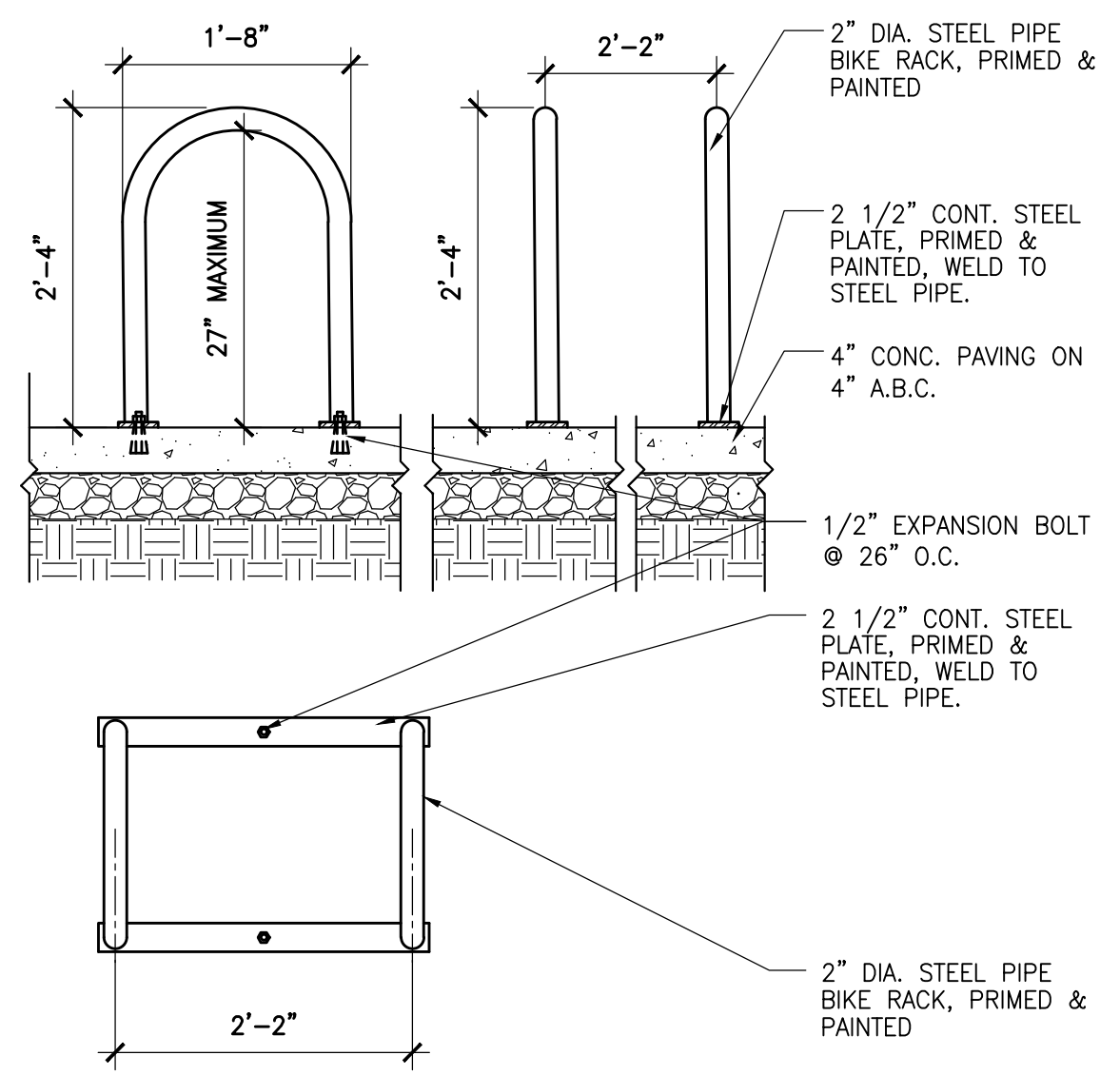
12 ACCESSIBLE PARKING STALL
1/8"=1'-0"



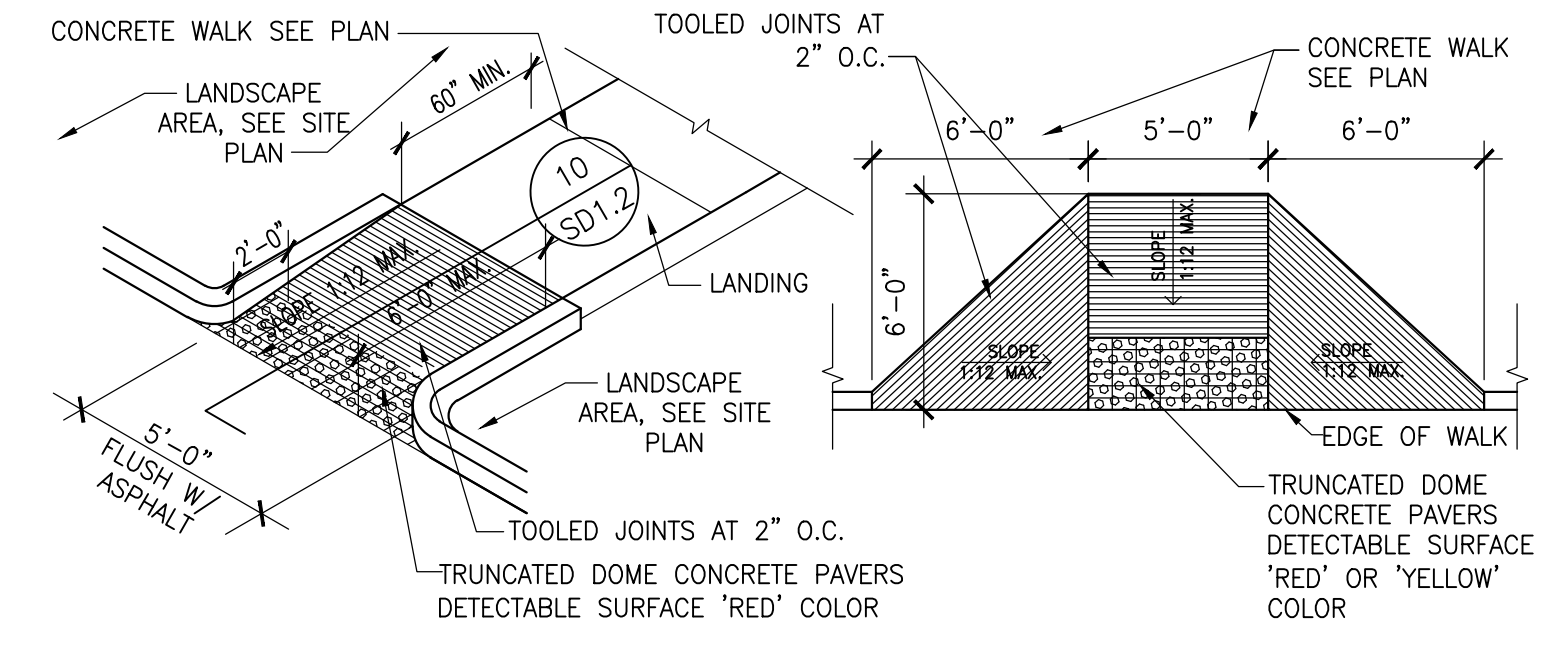
7 LIGHT POLE BASE
1/4"=1'-0"



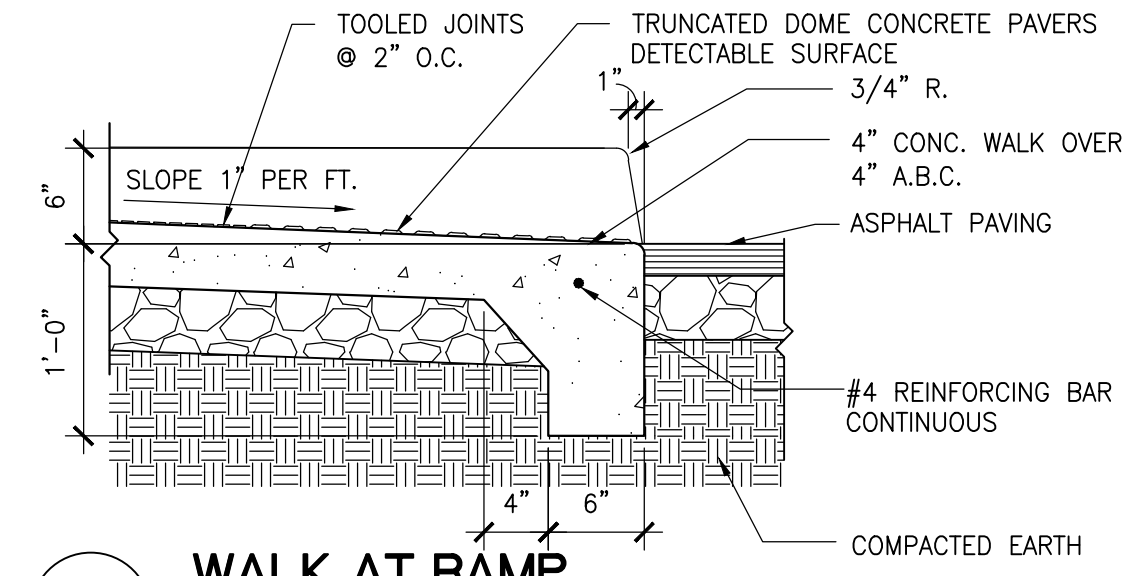
4 TYP. FRONT COLORED CONCRETE + BOLLARD
1/8"=1'-0"



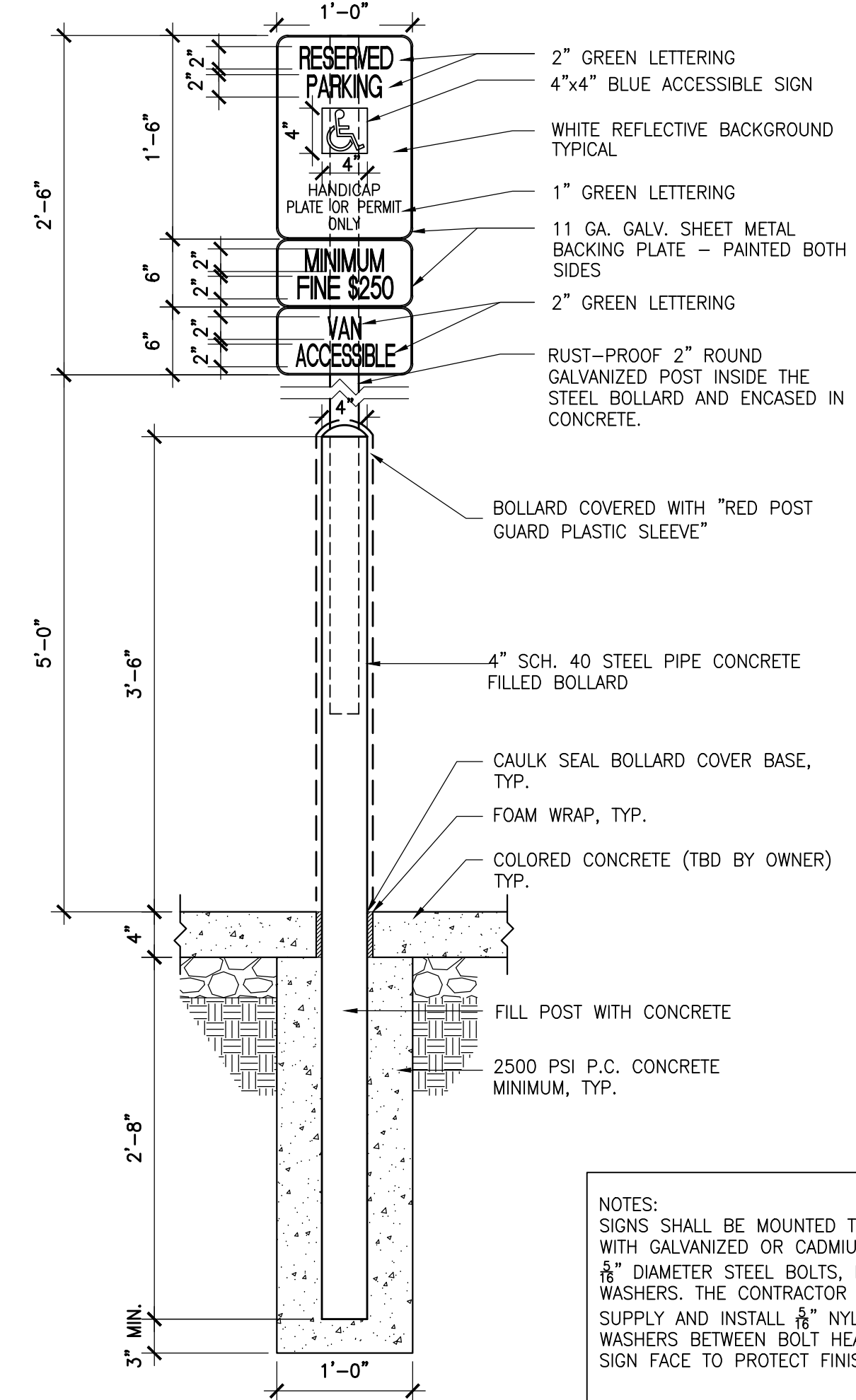
14 BIKE RACK DETAIL (TYPICAL OF 2)
3/4"=1'-0"



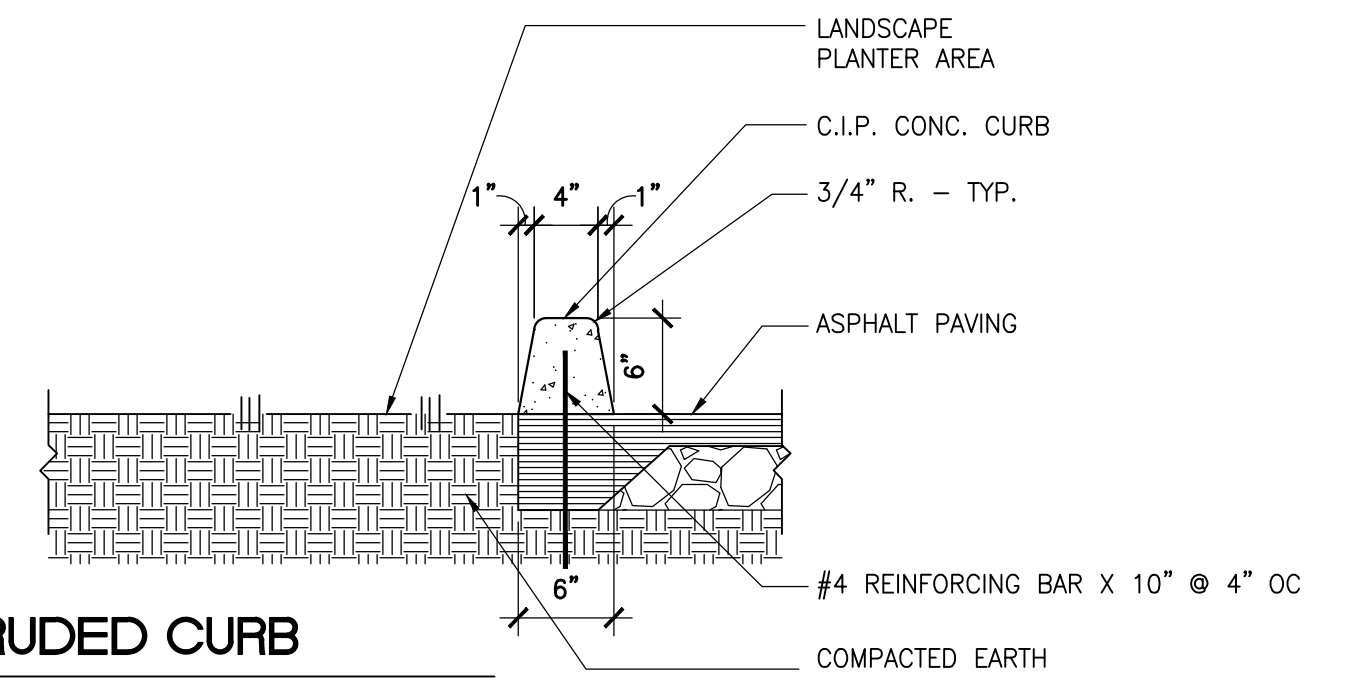
6 ACCESSIBLE RAMPS
3/16"=1'-0"



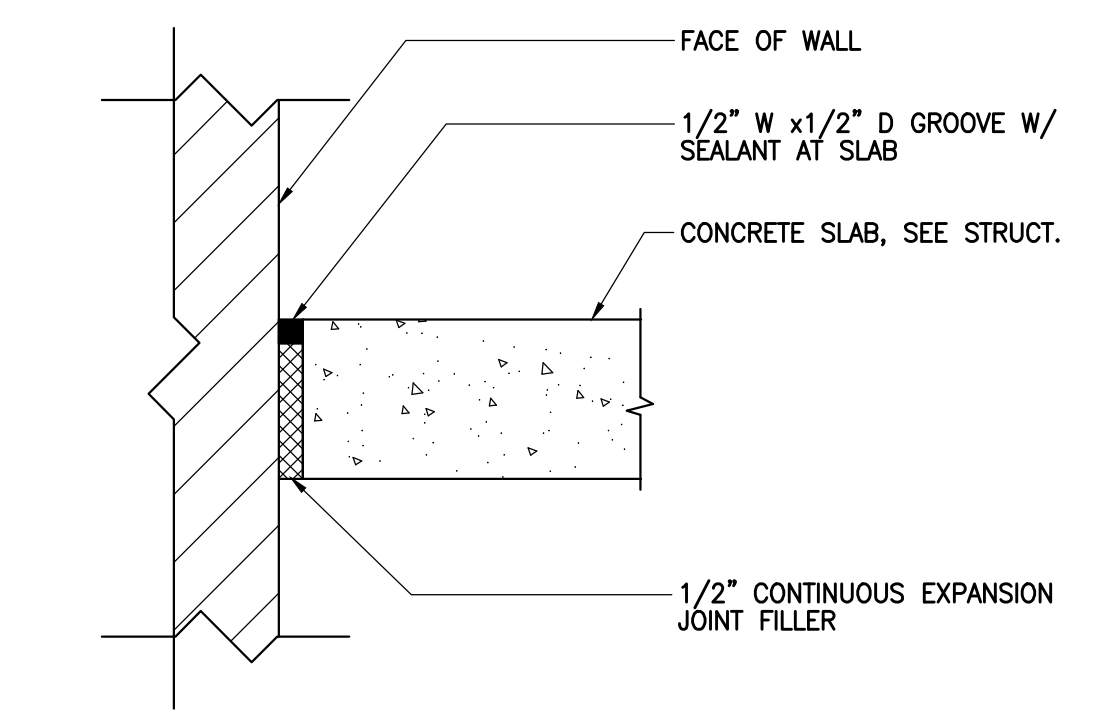
10 WALK AT RAMP
1"=1'-0"



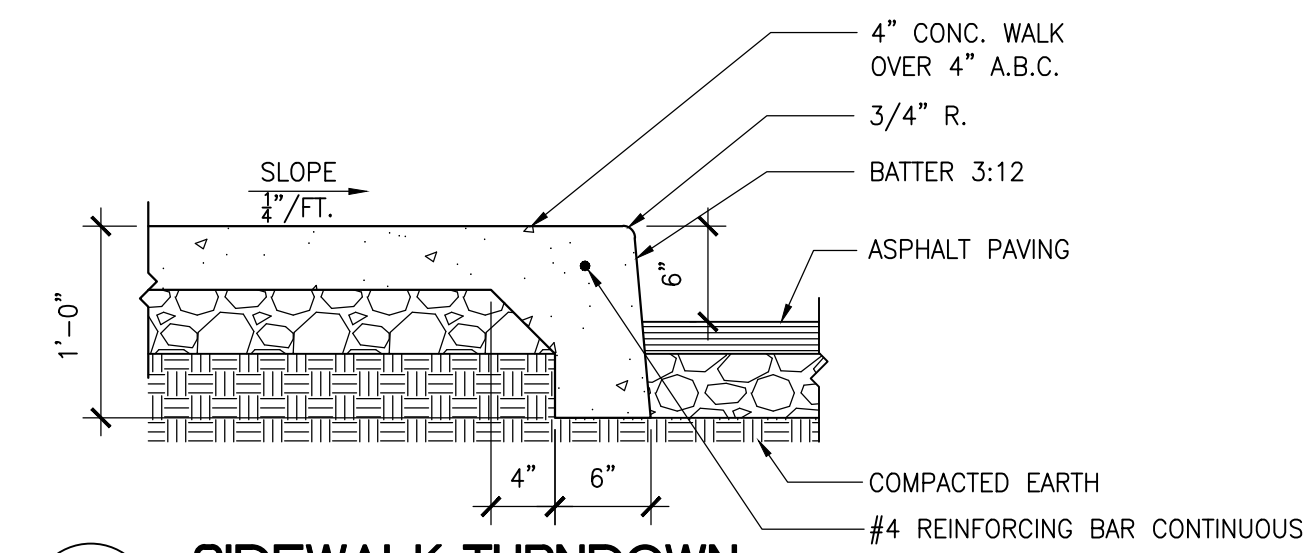
5 HANDICAP ACCESSIBLE SIGN
1"=1'-0"



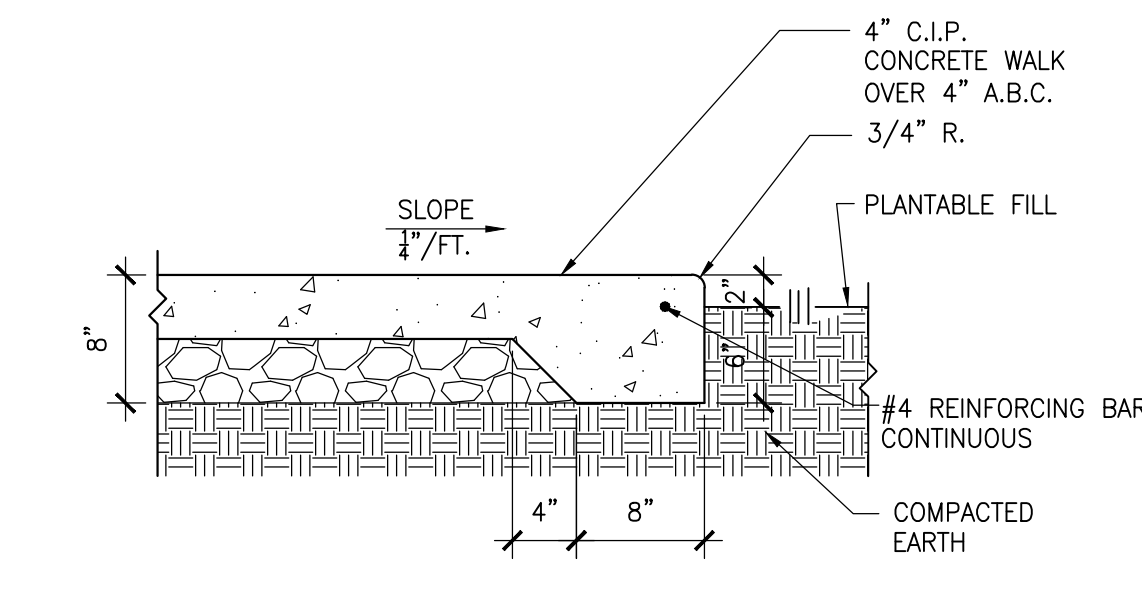
2 TEMPORARY EXTRUDED CURB
1"=1'-0"



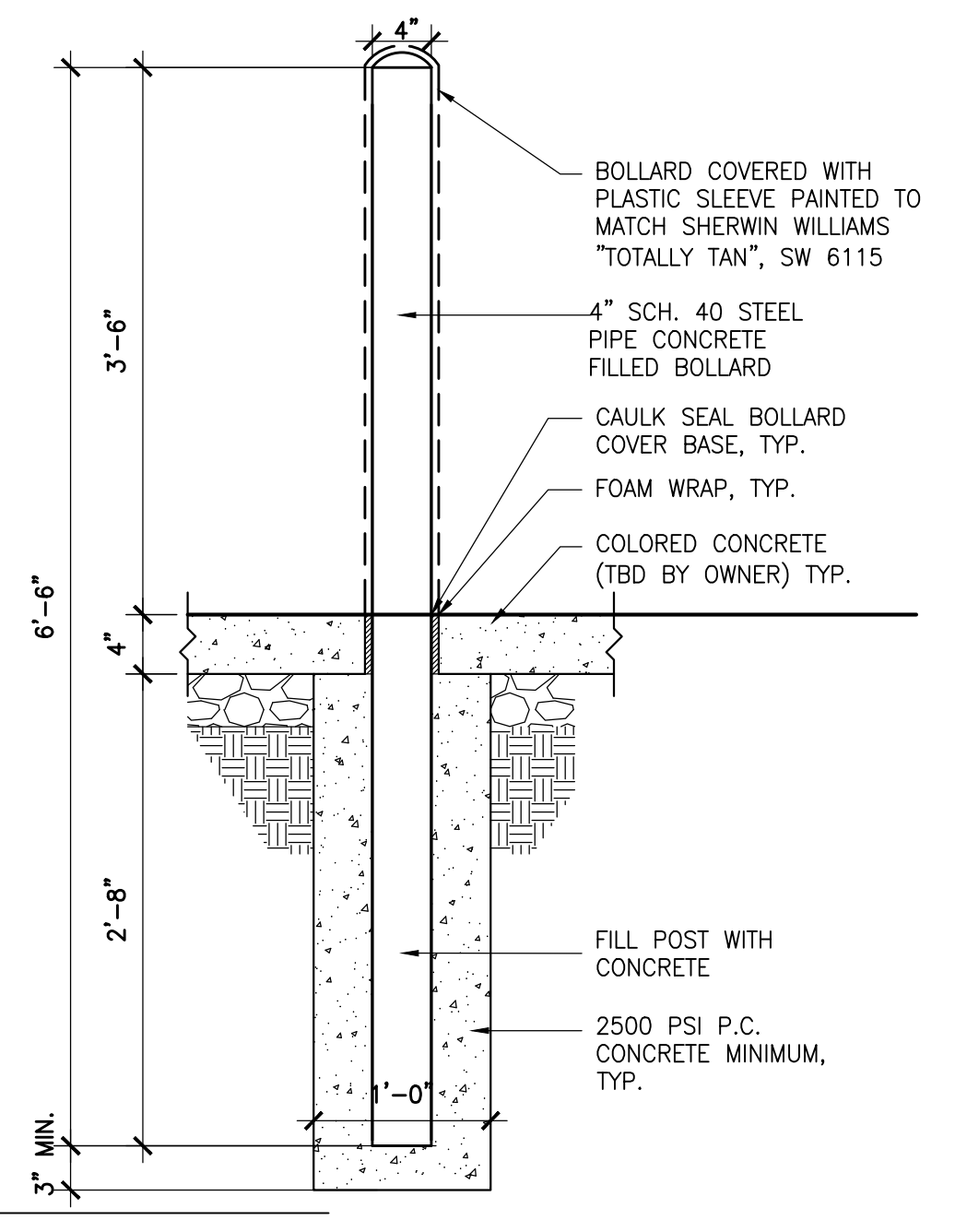
13 TYPICAL SLAB AT GRADE
3"=1'-0"



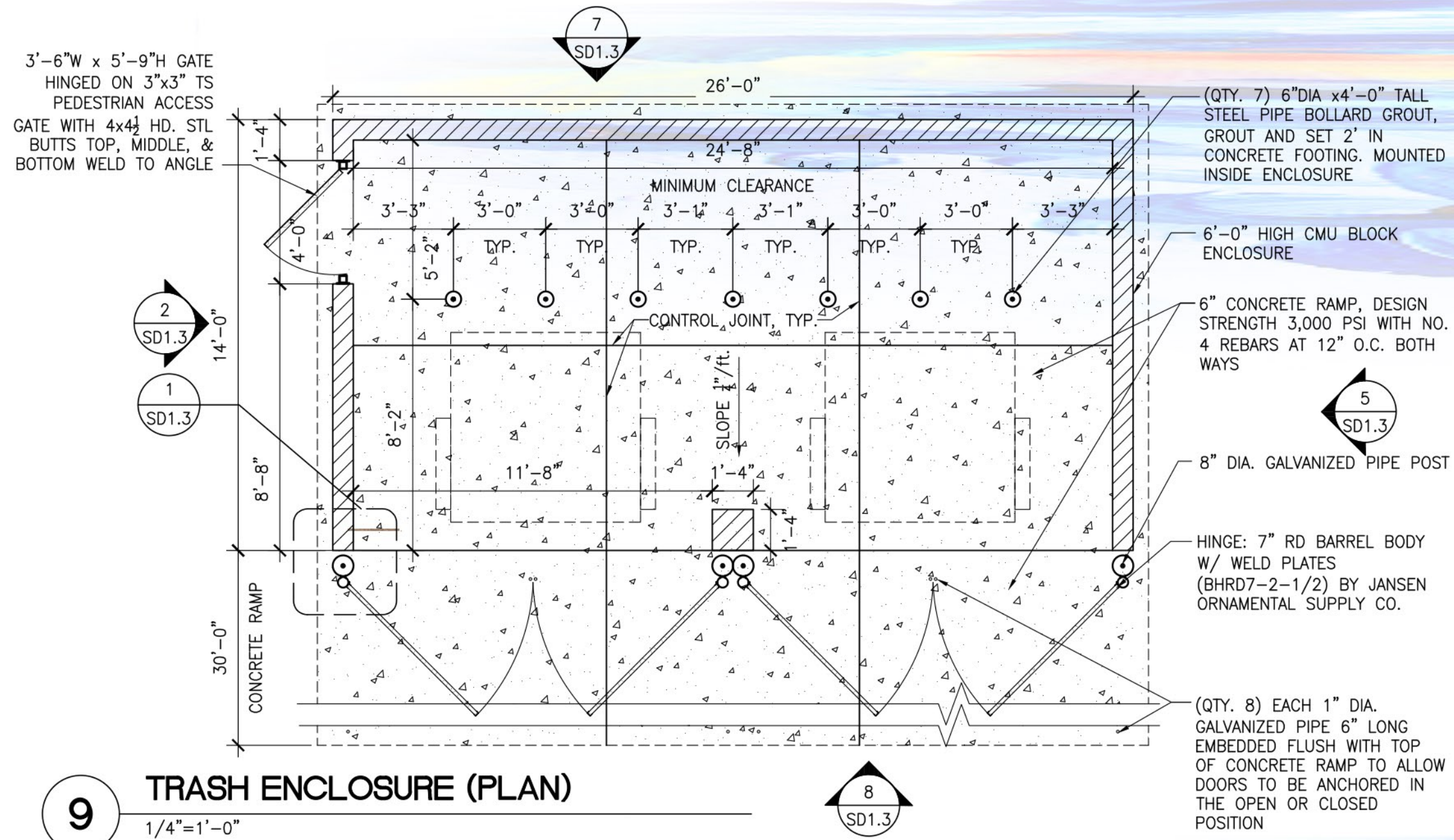
9 SIDEWALK TURNDOWN
1"=1'-0"



8 EDGE OF WALK AT PLANTER
1"=1'-0"

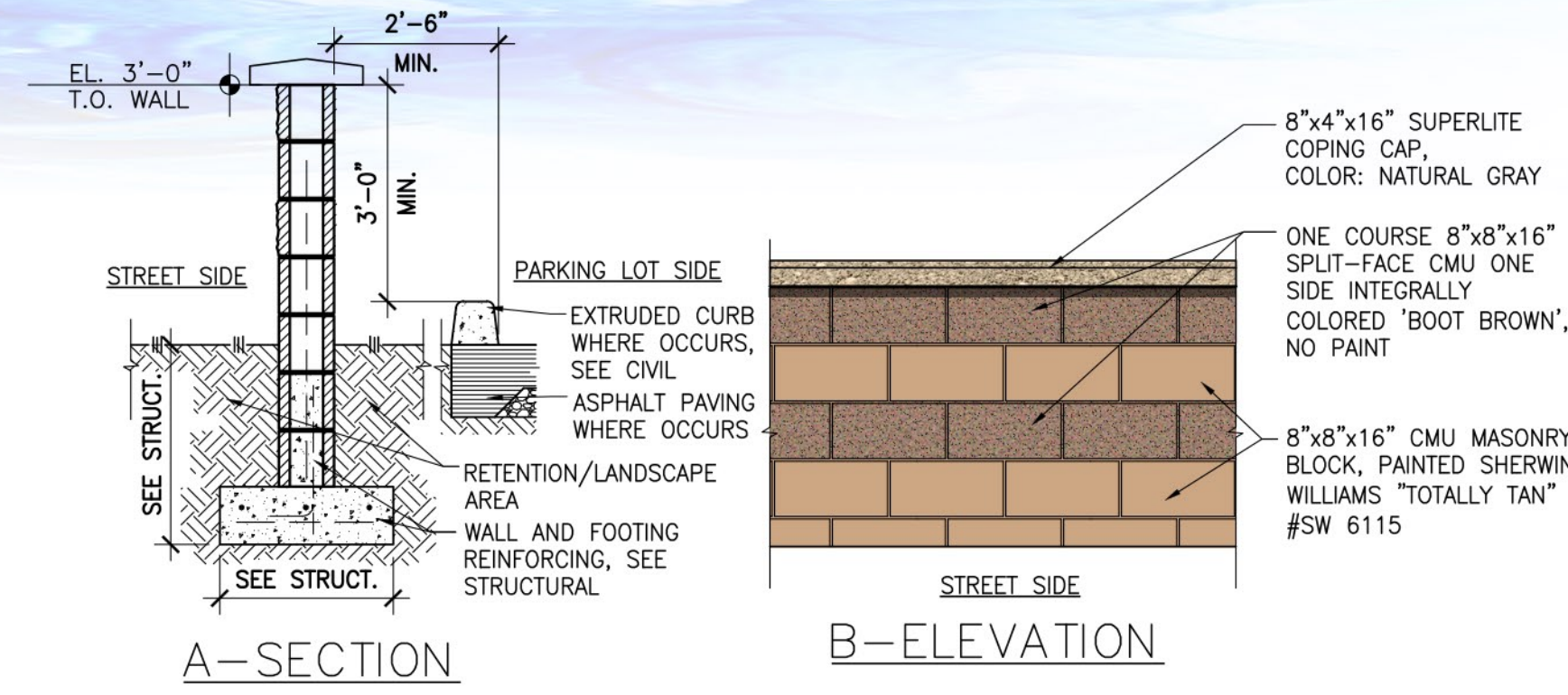


1 GUARD POST
1"=1'-0"



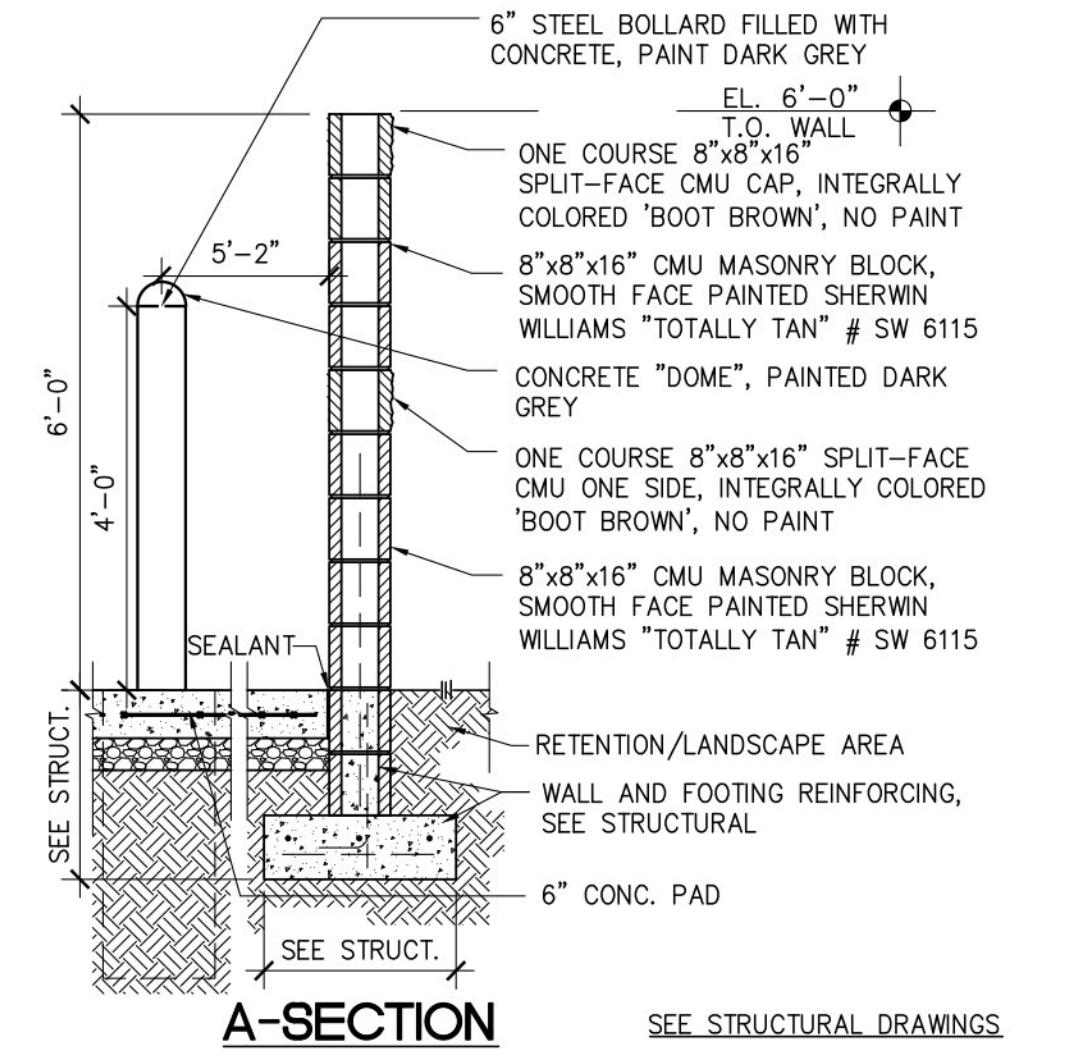
9 TRASH ENCLOSURE (PLAN)

1/4"=1'-0"



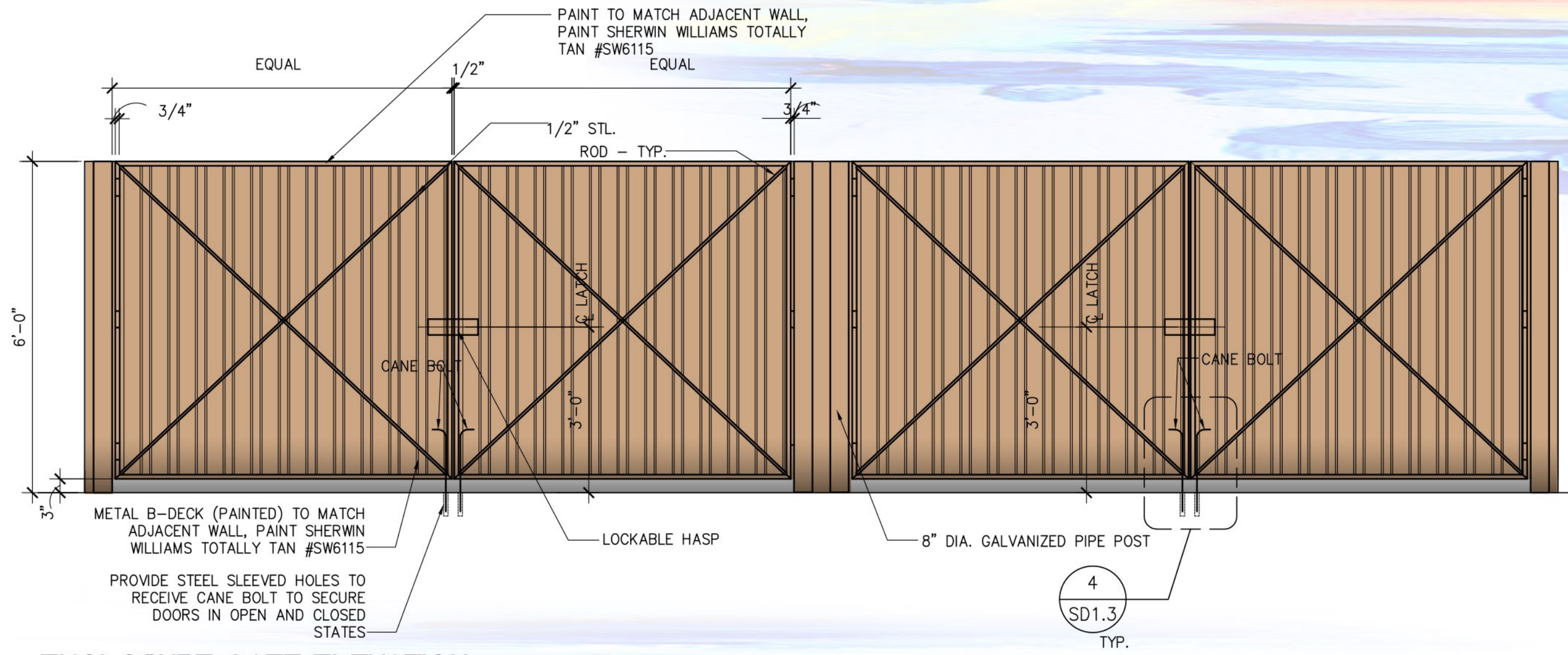
6 SCREEN WALL

1/2"=1'-0"



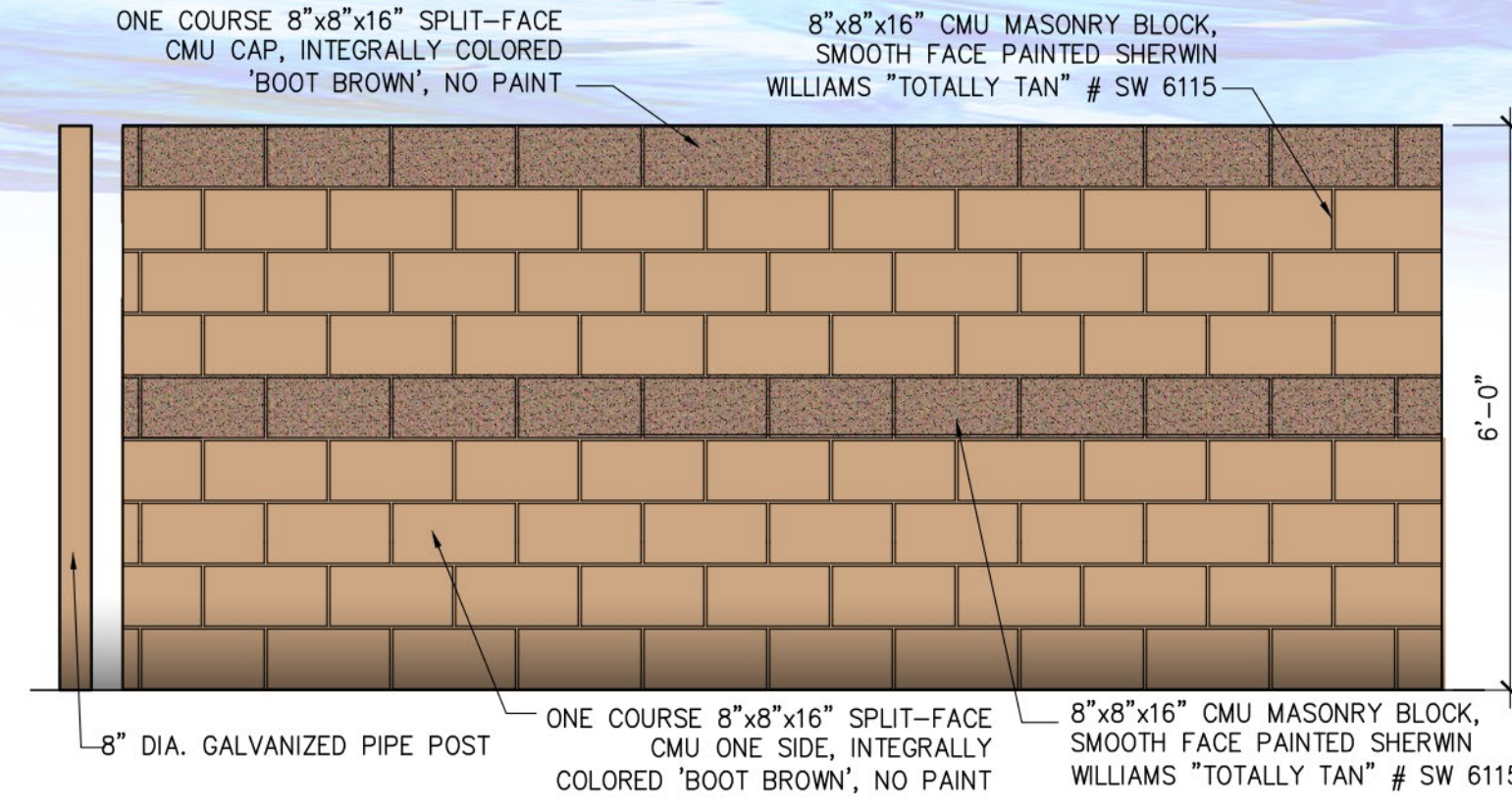
3 6'-0" TRASH ENCLOSURE

1/2"=1'-0"



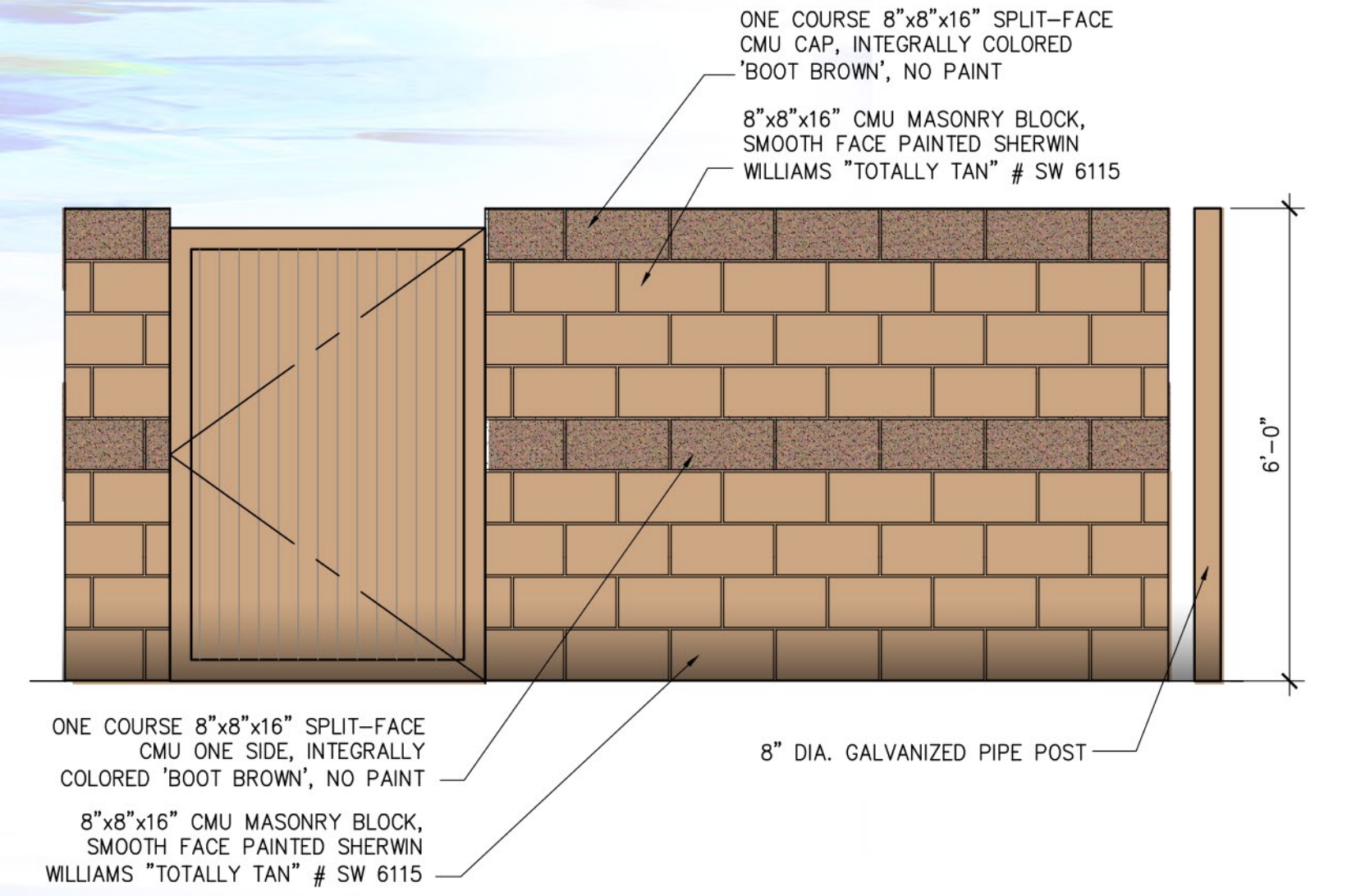
8 ENCLOSURE GATE ELEVATION

1/2"=1'-0"



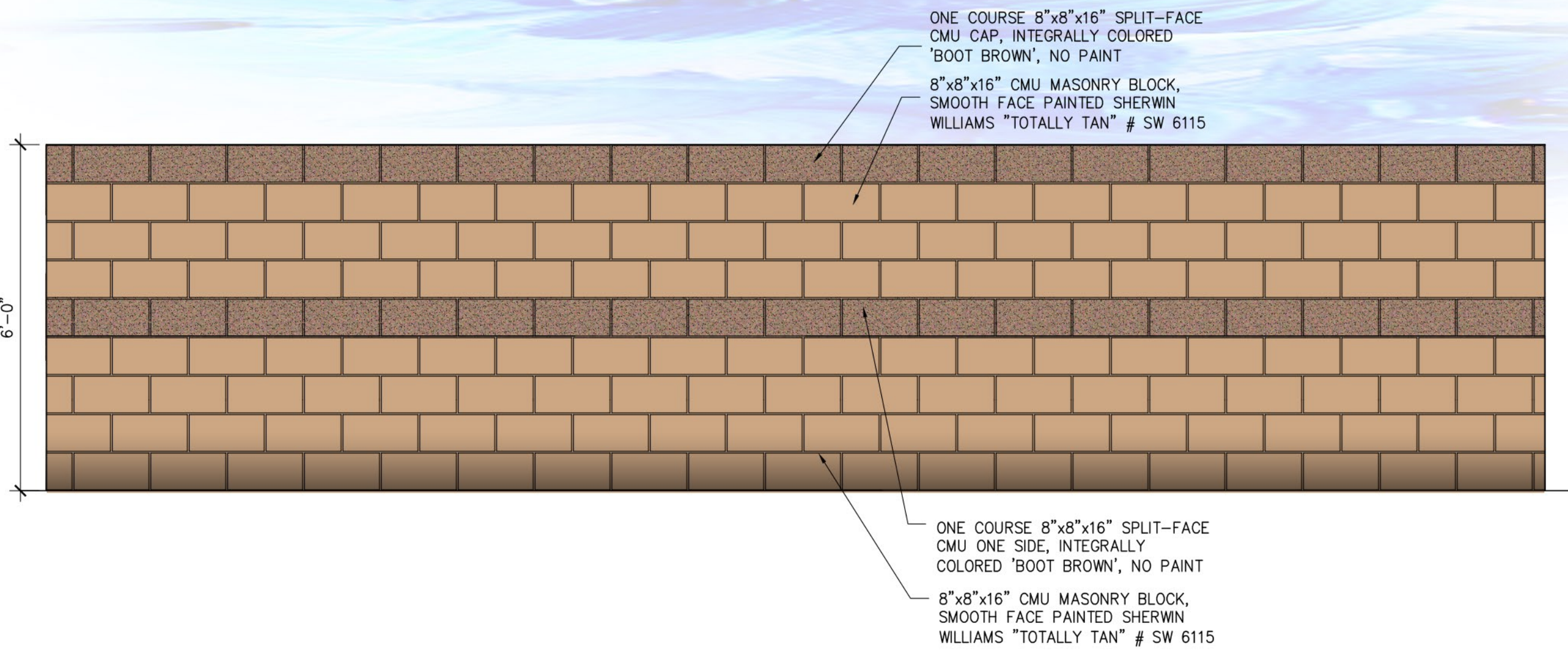
5 TRASH ENCLOSURE SIDE ELEVATION

1/2"=1'-0"



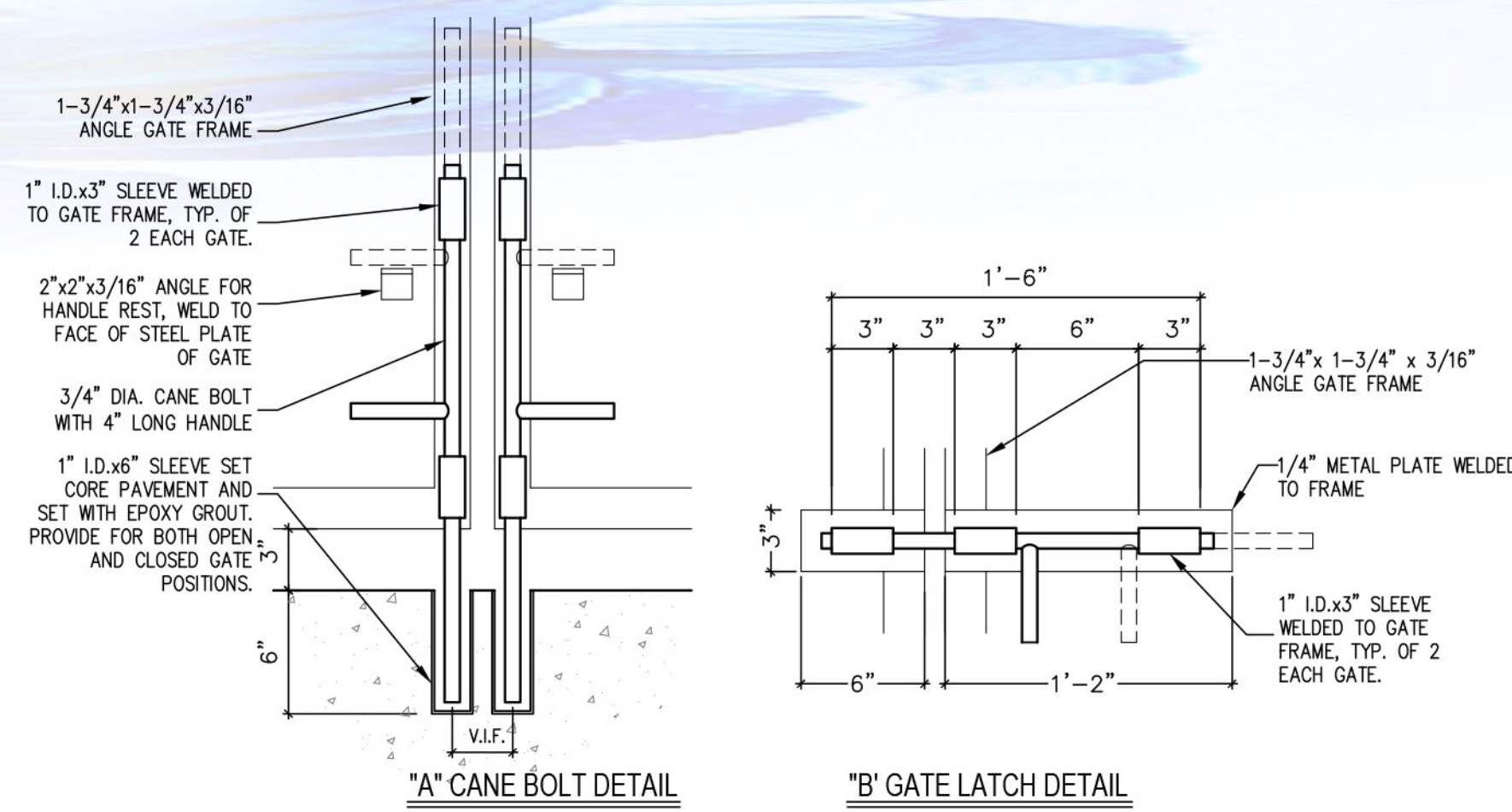
2 TRASH ENCLOSURE SIDE ELEVATION

1/2"=1'-0"



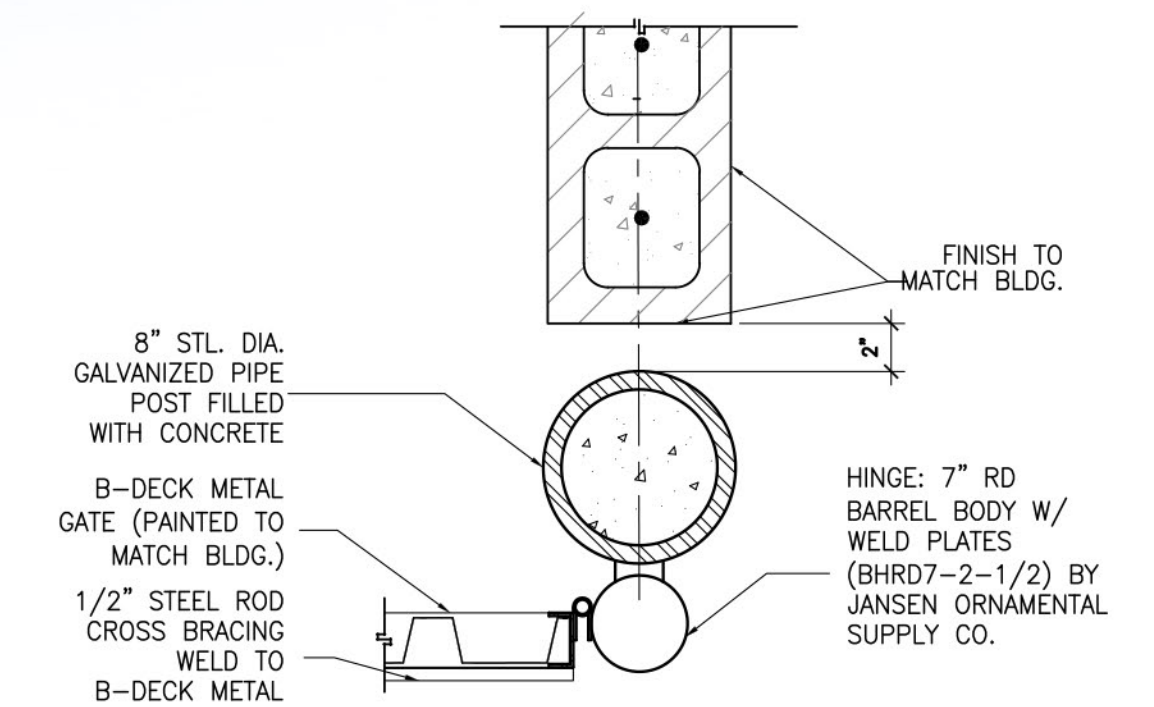
7 TRASH ENCLOSURE REAR ELEVATION

1/2"=1'-0"



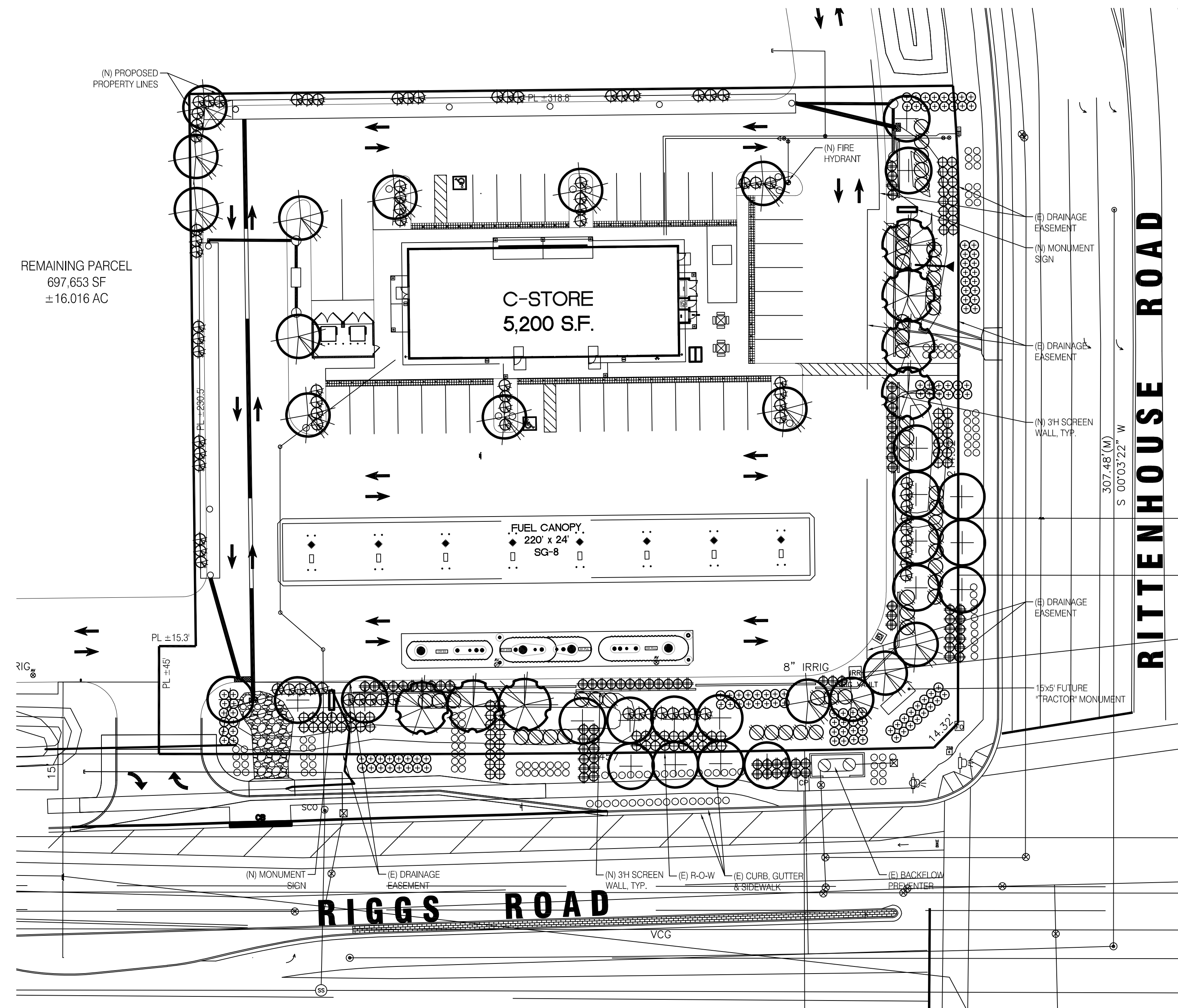
4 CANE BOLT DETAIL

1 1/2"=1'-0"



1 ENCLOSURE GATE HINGE option 2

1 1/2"=1'-0"



TOWN OF QUEEN CREEK APPROVAL/SIGNATURE BLOCK:

APPROVED BY TOWN ENGINEERING MANAGER _____ DATE _____

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATIONS TO BE APPROVED BY THE TOWN OF QUEEN CREEK INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

APPROVED BY PLANNING MANAGER _____ DATE _____

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT

MAINTENANCE NOTE:

All landscape areas and materials shall be maintained in a healthy, neat, clean and weed free condition. This shall be the responsibility of property owner.

TOWN OF QUEEN CREEK NOTES:

1. A Town of Queen Creek permit is required for any landscape or irrigation system. Irrigation lines must be inspected before backfilling. A set of 4 mil. Photo-Mylar As-Built of the landscape and irrigation plans will be required prior to final town of queen creek acceptance of project.
2. Prior to Town of Queen Creek's acceptance of any backflow device, a State Certified Backflow Tester must test the device.
3. Trees & Shrubs must be placed on separate lines and valves

S RIGGS RD SETBACK TREES 9,780,256 SF

TREES REQUIRED:	8 TREES
TREES PROVIDED:	8 TREES
SHRUBS REQUIRED:	97 SHRUBS
SHRUBS PROVIDED:	105 SHRUBS

S RIGGS RD R.O.W TREES 4,455 SF

TREES REQUIRED:	4 TREES
TREES PROVIDED:	4 TREES
SHRUBS REQUIRED:	40 SHRUBS
SHRUBS PROVIDED:	40 SHRUBS

OPEN SPACE 2,639 SF

TREES REQUIRED:	3 TREES
TREES PROVIDED:	3 TREES
SHRUBS REQUIRED:	30 SHRUBS
SHRUBS PROVIDED:	33 SHRUBS

PARKING ISLANDS

TREES REQUIRED:	6 TREES
TREES PROVIDED:	6 TREES
SHRUBS REQUIRED:	30 SHRUBS
SHRUBS PROVIDED:	32 SHRUBS

E RITTENHOUSE RD SETBACK TREES 8,220 SF

TREES REQUIRED:	8 TREES
TREES PROVIDED:	8 TREES
SHRUBS REQUIRED:	97 SHRUBS
SHRUBS PROVIDED:	98 SHRUBS

E RITTENHOUSE RD R.O.W TREES 2,980 SF

TREES REQUIRED:	3 TREES
TREES PROVIDED:	3 TREES
SHRUBS REQUIRED:	30 SHRUBS
SHRUBS PROVIDED:	47 SHRUBS

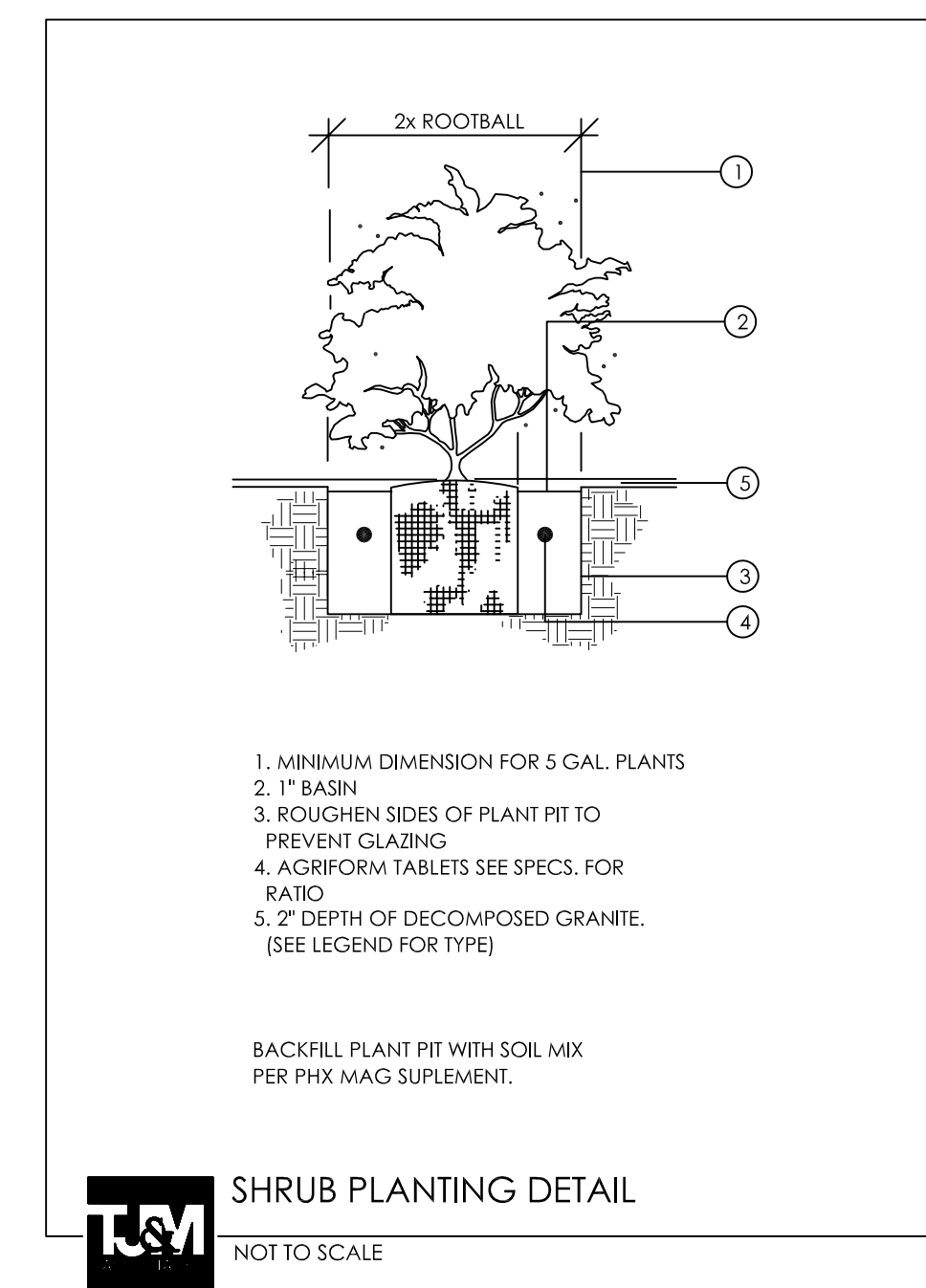
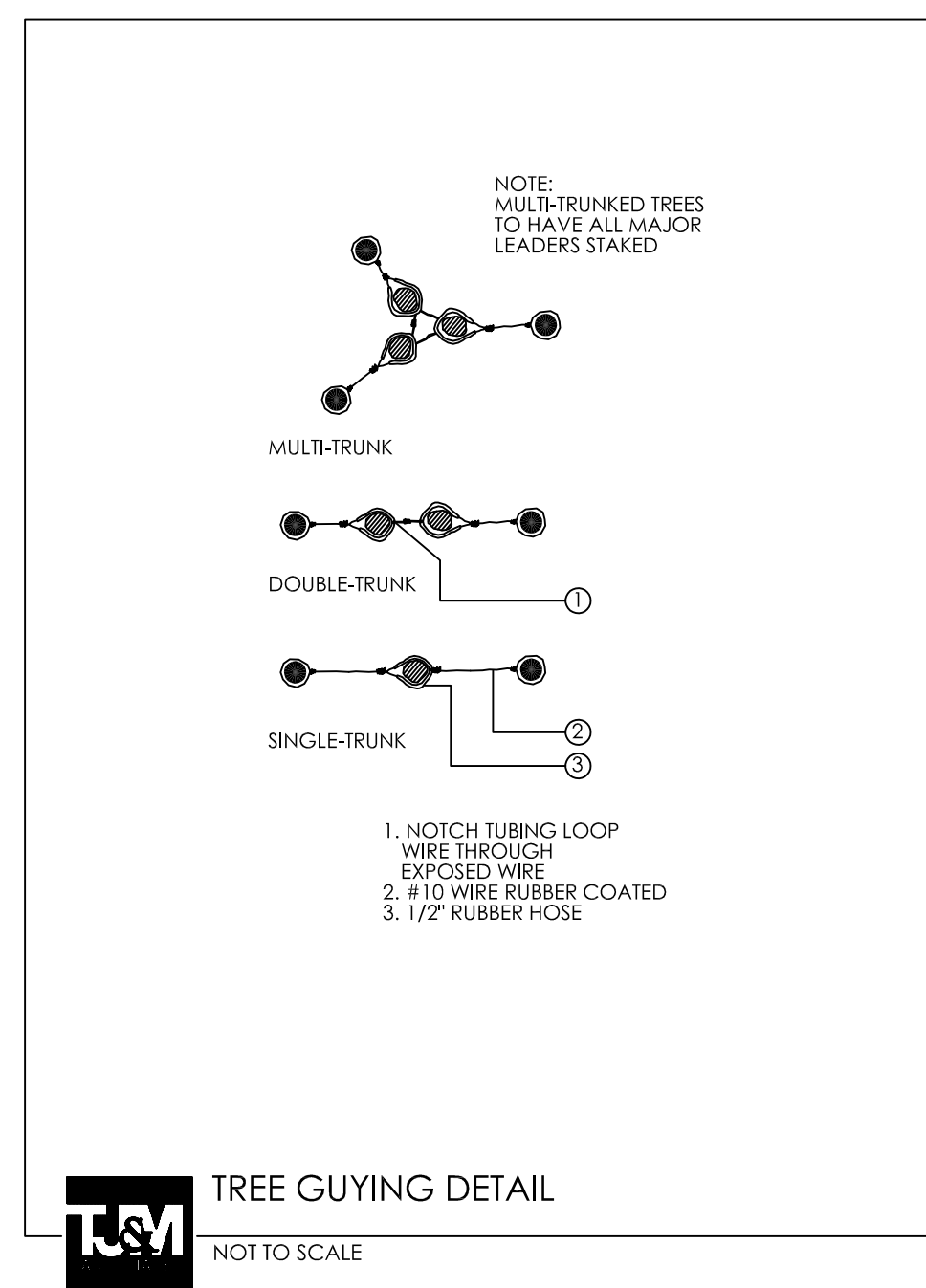
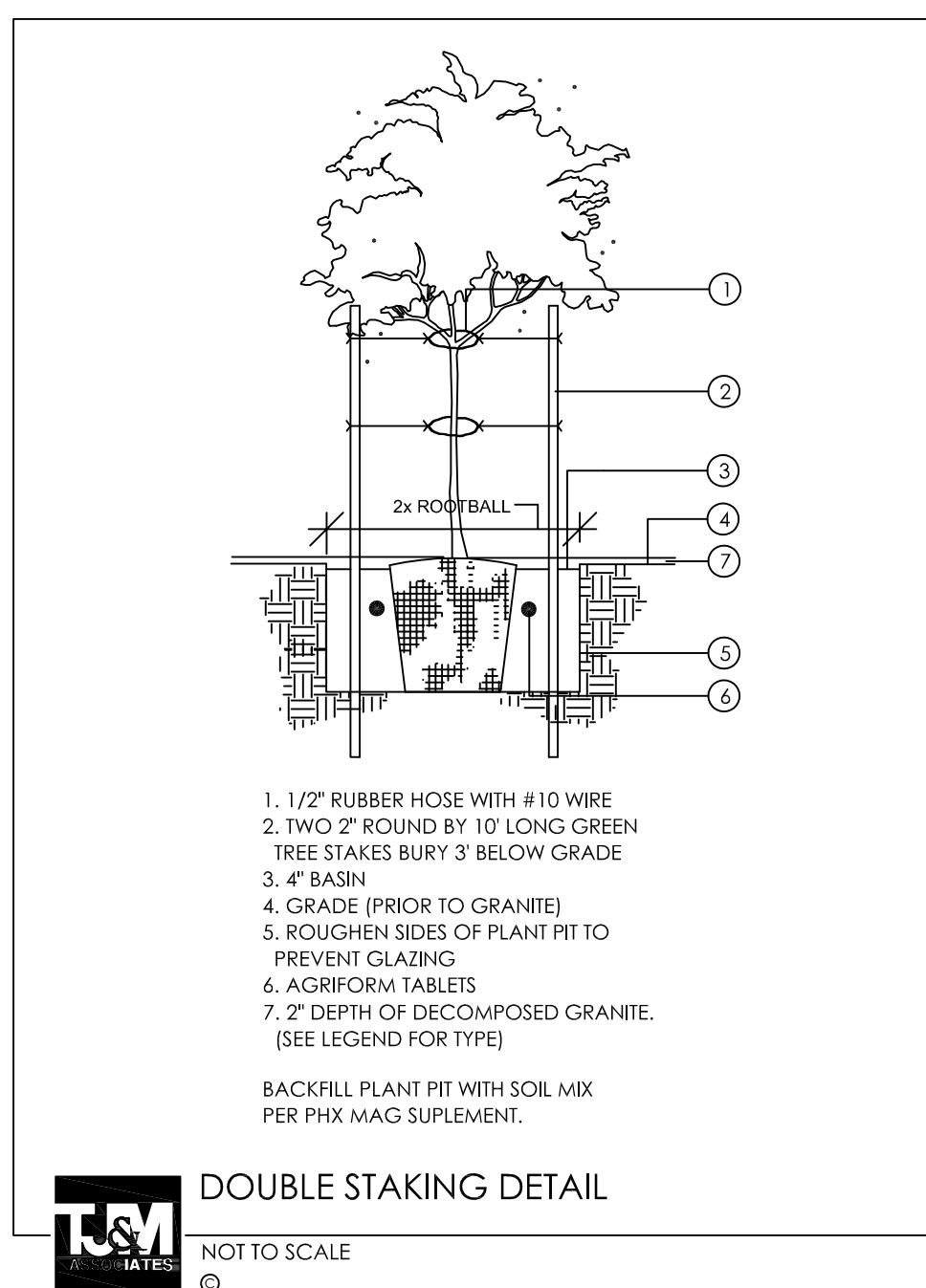
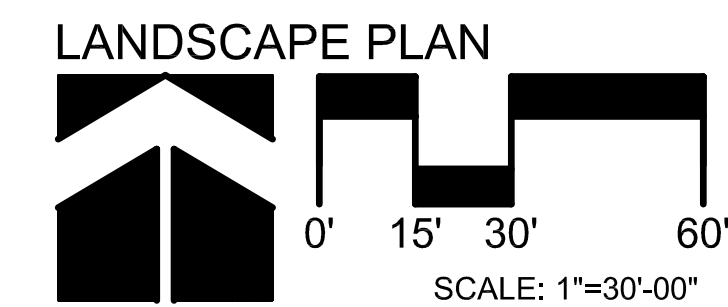
LANDSCAPE COVERAGE

NET SITE AREA:	88,646 SQ.FT.
LANDSCAPE AREA:	37,404 SQ.FT. (42%)
BUILDING SQ.FT.:	5,200 SQ.FT.

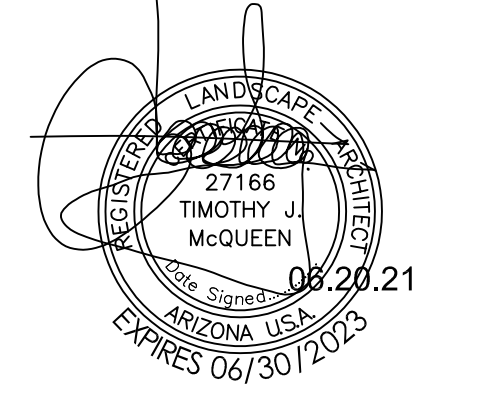
LANDSCAPE LEGEND

- PISTACHE 'RED-PUSH' RED PUSH PISTACHE 24" BOX (7)
- ULMUS PARVIFOLIA CHINESE ELM 24" BOX (20)
- QUERCUS VIRGINIANA LIVE OAK 24" BOX (15)
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (83)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (48)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (80)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (77)
- MUHLENBERGIA CAPILARIS 'REGAL MIST' DEER GRASS 5 GALLON (120)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (93)
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (50)

1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



NUMBER	REVISION	DATE



SHEET TITLE: LANDSCAPE

ISSUE DATE: 06.20.21

DRAWN BY: STAFF

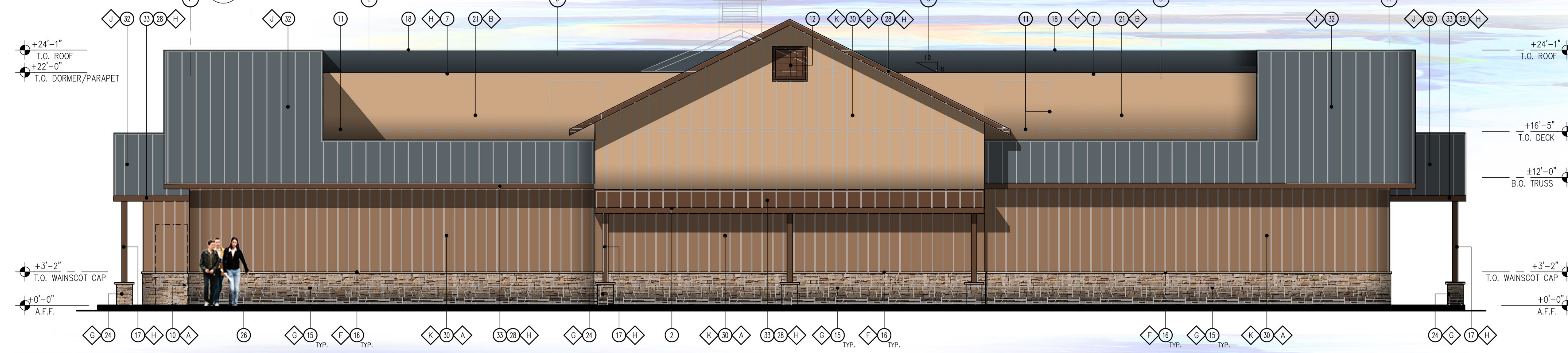
CHECKED BY: TJMCQ

PROJECT No.: 16014

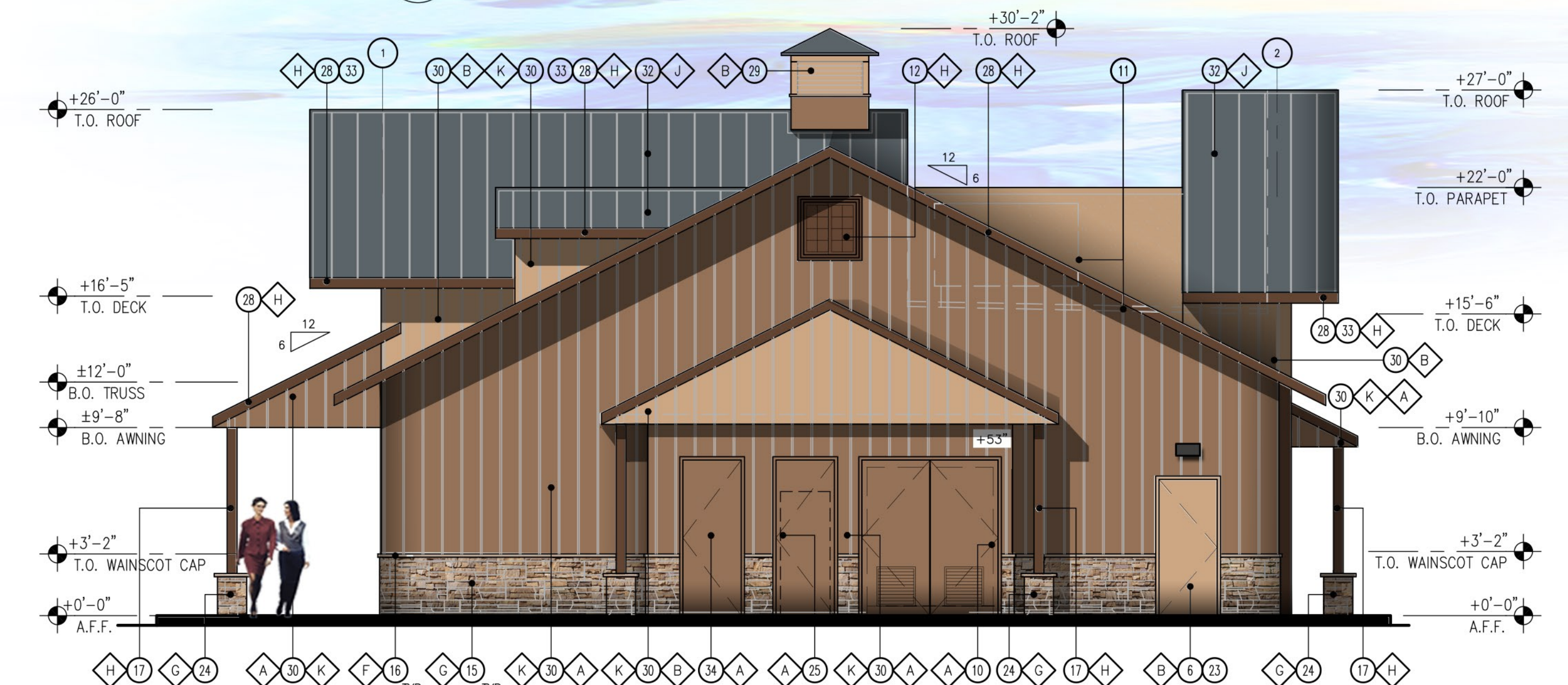
SHEET:



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



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



3 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

- KEY NOTES**
- STEEL COLUMN WRAP WITH BREAK METAL
 - LINE OF CANOPY
 - DARK BRONZE ANODIZED WINDOW FRAME W/ CLEAR GLASS WINDOW SYSTEM
 - NOT USED
 - DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
 - SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
 - CORNICE MOLDING WITH METAL CAL FLASHING
 - WALL PANEL SYSTEM
 - WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK. SEE ELECTRICAL PLAN
 - SES PANEL LOCATION. SEE ELECTRICAL PLAN
 - ROOF LINE AND HVAC UNITS
 - BARN SLIDING DOOR ACCENT
 - DOWNSPOUT, RE: PLUMBING PLAN
 - ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
 - STONE VENEER WAINSCOT, INSTALL PER MFR SPECS, GROUTED, GROUT TO MATCH STONE COLOR.
 - STONE VENEER CAP, INSTALL PER MFR. SPECS
 - SOLID WOOD POST
 - LINE OF ROOF BEYOND
 - (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
 - FIRE DEPARTMENT CONNECTION (IF REQUIRED)
 - STUCCO SYSTEM PER ESR-2564 WITH SMOOTH ACRYLIC FINISH, INTEGRALLY COLORED PAINT, OVER RIGID INSULATION
 - EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET F1.0 - FUEL PIPING FLOOR PLAN
 - INSULATED METAL DOOR
 - COLUMN PEDESTAL BASE WITH CAP
 - CO2 TANK WITH METAL LOUVERED CONTAINER
 - EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 8/A8.1 & 11/A8.1
 - LEADER BOX. SEE PLUMBING DWGS.
 - FASCIA BOARD
 - PREFABRICATED 48" COPPERSMITH BOSTON VINYL CUPOLA WITH STALLION WEATHERVANE - STANDARD COPPER ROOF, SKU: CSWY BY: WORLDCOPPERSMITH.COM OR EQUIVALENT
 - STANDING SEAM METAL WALL PANEL - FIRESTONE UNA-CLAD
 - STANDING SEAM METAL AWNINGS - FIRESTONE UNA-CLAD
 - STANDING SEAM METAL ROOF - FIRESTONE UNA-CLAD
 - METAL GUTTER
 - FIRE RISER ROOM
- NOTE: ALL SIGNAGE WILL BE REVIEWED AND APPROVED UNDER SEPARATE PERMITTING

- FINISH SCHEDULE**
- A - SHERWIN WILLIAMS #SW 6095 - TOASTY
 - B - SHERWIN WILLIAMS #SW 6115 - TOTALLY TAN
 - C - 1" INSULATED, DOUBLE PANED CLEAR GLASS
 - D - SHERWIN WILLIAMS #SW 4081 - **SAFETY RED
 - E - NOT USED
 - F - CULTURED STONE WATERTABLE/SILL - "SABLE"
 - G - CULTURED STONE CSV 20006
 - H - "CHARDONNAY COUNTRY LEDGESTONE"
 - I - "TEXAS TAN N" MASONRY, SPECTRUM COLORED CEMENTS BY AHI SUPPLY
 - J - SHERWIN WILLIAMS #SW 6090 - JAVA
 - K - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
 - L - NOT USED
 - M - FIRESTONE KYNAR - SLATE GRAY SR
 - N - "UC-14"
 - O - FIRESTONE KYNAR
 - P - "DELTA CONCEALED FASTENER PANEL 12 OR DELTA CFP-12"
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
 ** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
 *** PURCHASED BY CIRCLE K/INSTALLED BY G.C.
 G.C. TO COORDINATE WITH CK PM AND OWNER'S REP
 circlek@nichpa.com

Neighborhood Meeting Summary

Project: Circle K at NWC of Riggs Road & Rittenhouse Road

Date: June 17, 2021

Attendees:

Resident: Adam Luvshis (Harvest by Pulte Homes)

Town of Queen Creek: Steven Ester, Planner

Land Development Consultants: Jodi Hamill, Dave Cisiewski, Jill Kaiser

Circle K Stores Inc: Suzy Peel

Summary:

- Meeting began approximately 6:12pm
- Jodi Hamill began meeting by presenting the project maps and plans to include:
 - Aerial Map
 - Site Plan
 - Store Elevations
 - Fuel Canopy Elevations
 - Landscape Plan
- Questions/Concerns Presented by Residents:
- Mr. Luvshis had no objections to the project. His only inquiry was to Circle K as to why they chose this location as there are two Fry's gas stations/grocery stores already in close proximity.
 - Response from Ms. Peel: Circle K responded to the Owner's request for Circle K's participation in the development as there was a foreseen need for the offerings a convenience store/fuel station would add to the Agritainment community and overall development. Ms. Peel further expressed, in response to the comparison to Fry's, that Circle K's demographic is different from Fry's in that the proposed project will offer fresh food, coffee bar, and other grocery store type items, in addition to fuel, in a convenience setting as opposed to a larger grocery store.
- Mr. Luvshis expressed a concern that there may need to be a traffic signal.
 - Response from Ms. Hamill: There are no traffic signals planned in conjunction with the development of the Circle K. However, as the remainder of the parcel is developed, future traffic studies and the Town's public works staff may determine a traffic signal will be needed.
- Meeting concluded approximately 6:27pm.

Circle K at Riggs and Rittenhouse Conditional Use Permit & Site Plan Cases P21-0095 and P21-0096

Public Comments

Total emails received: 2 in opposition

Good afternoon!

I'm just emailing you with my concerns about the project in hopes us homeowners are heard. My brand new home backs up to the lot and I'm not necessarily going to feel safe anymore if a gas station goes behind us. Gas stations attract not-so-neat people, violence/crime and 24/7 noise. I have 2 young kids and I would much rather see a business worth dealing with behind us. A little shopping strip for instance with an ice cream shop or food. There will be a Circle K directly 1 mile south, a Frys Gas Station both east and west AND a QT west. I just don't believe a gas station is the best option for this corner and sure hope you all believe that as well. Thank you!

Carlie Marquis and Justin Rowe.

Hi there, Steven

I am a homeowner within the the direct vicinity of the proposed Circle K at Riggs & Rittenhouse. I am reaching out to see where I can find more information on this project and any future meetings? I am concerned that Queen Creek is allowing the building of a Circle K not 1/2 a mile from another, and very close to the future Frys gas station AND the new quick trip.

Thank you for your assistance,

Ellie Urquidez